Key: 6237

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.471

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AMBROSINI JOSEPH C III & **AMBROSINI JOANNE** **109 LEE WAY** **BREWSTER, MA 02631**	**4-29-0**	**109 LEE WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AMBROSINI JOSEPH C III &	05/02/1989	QS	70,500	6721-008

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-349	04/19/2024	77	SOLAR PANELS	33,668			0	0
NP		12	CYCLICAL NON		02/29/2008	JH	100	100
60	02/10/1999	5	OTHER	14,000			100	100
505	08/24/1994	5	OTHER	2,500			100	100
93	02/22/1994	5	OTHER	3,800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,397	12 1.00	A 1.00	A 1.00	219,200	1.31	A 1.00	R03 1.00			265,450

TOTAL	40,397 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

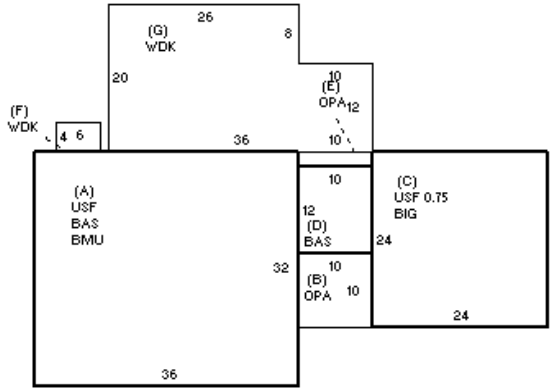
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	265,500	250,400
BUILDING	626,000	598,600
DETACHED	17,500	17,300
OTHER	0	0
TOTAL	**909,000**	**866,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	30 0.70	16X34		544	36.98	14,100
SHF	A 1.00	30 0.70	10X16		160	20.77	2,300
PTD	A 1.00	30 0.70	9X20 AT POOL		180	8.55	1,100

PHOTO 02/13/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/13/2018	NF
LIST	2/13/2018	EST
REVIEW	12/18/2019	MR

BLDG COMMENTS

GENERATOR

YEAR BLT	1994	SIZE ADJ	0.990
NET AREA	2,856	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,870
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,152		61.49	70,834
+	USF	L	UPPER STORY FIN	1,584	1994	175.69	278,301
+	OPA	N	OPEN PORCH	120		54.45	6,534
C	BIG	N	BUILT-IN GARAGE	576		52.99	30,525
+	BAS	L	BASE AREA	1,272	1994	268.44	341,454
+	WDK	N	WOOD DECK	664		42.69	28,346
	F21	O	FPL 2S 1OP	1		11,054.40	11,054
	ODS	O	OUTDOOR SHOWER	1		2,629.90	2,630

TOTAL RCN	782,547

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1994 / 29

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD	$626,000