Key: 6291

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,523

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARBONE MICHAEL J & ELAINE **117 ROCKY HILL ROAD** **BREWSTER, MA 02631**	**23-9-0**	**117 ROCKY HILL ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARBONE MICHAEL J & ELAIN	04/15/2005	A	1	19726-023
CARBONE MICHAEL J	05/03/1989	H		6721-339

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

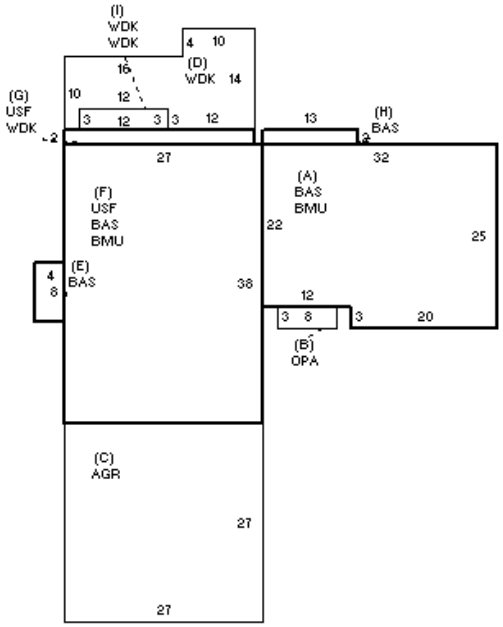
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		01/03/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	57,935	12 1.00	A 1.00	A 1.00	219,200	1.03	A 1.00	R03 1.00			301,510

TOTAL	1.330 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	301,500	284,500
BUILDING	588,900	563,700
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**891,500**	**849,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100

PHOTO 11/02/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/2/2017	NF
LIST	1/3/2008	JH
REVIEW	12/13/2017	TD

YEAR BLT	1978	SIZE ADJ	0.990
NET AREA	2,926	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,868
GARAGE SPACES	2	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,790		52.92	94,728
A	BAS	L	BASE AREA	764	1978	239.71	183,142
B	OPA	N	OPEN PORCH	24		51.73	1,242
C	AGR	N	ATT GARAGE	729		38.35	27,955
+	WDK	N	WOOD DECK	388		40.56	15,736
+	BAS	L	BASE AREA	1,084	1978	239.72	259,852
+	USF	L	UPPER STORY FIN	1,078	1978	182.44	196,667
	BMF	N	BSMT FINISH	120		41.73	5,007
	F12	O	FPL 1S 2OP	1		9,800.30	9,800
	F22	O	FPL 2S 2OP	1		12,902.90	12,903

TOTAL RCN	817,899

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

EFF.YR/AGE	1978 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$588,900