

Key: 6446

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.677

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PELTIER MICHAEL R 10 STAFFORD TERRACE BREWSTER, MA 02631				13-69-0				10 STAFFORD TERRACE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PELTIER MICHAEL R				03/05/2021	QS	410,000	(225533)				
FERRON MARK S				01/02/2003	O	250,000	(167821)				
THOMASINO WILLIAM L & LIN				04/29/1980	XX	49,900	(81586)				

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 %
SR23-23	05/29/2023	3	OUT BUILDING	2,000	06/07/2024	TCK	100 100
23-610	05/02/2023	7	ALTERATIONS	4,000	06/07/2024	TCK	100 100
	03/05/2021	16	MLS REVIEW	410,000	03/02/2022	JMG	100 100
415	07/12/2004	7	ALTERATIONS	8,000			100 100
37	01/23/2003	9	HVAC	3,500			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,965	12	1.00	12S 1.00	A 1.00						214,450

TOTAL	15,987 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	214,500	202,300
St Ind	STURBRIDGE		BUILDING	264,700	253,400			
Infl	AVERAGE		DETACHED	1,300	0			
			OTHER	0	0			
						TOTAL	480,500	455,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X6	2023	60	22.01	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/9/2017	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,530	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	510		28.85	14,712
\$NLA(RCN)	\$237	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,020	1980	248.23	253,190
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	336		40.13	13,482
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	91		17.37	1,581
				FLOOR COVER	2	SOFTWOOD	1.00	D	LLF	L	LOWER LEVEL FIN	510	1980	129.93	66,263
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,255.20	7,255
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	362,658	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1980 / 43	
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	\$264,700		

