

Key: 6501

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.729

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORANO CHARLES A P O BOX 1509 EDGARTOWN, MA 02539				12-79-0				58 OLD RED TOP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MORANO CHARLES A				08/04/1978	XX			2760-256			

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	%
108	02/07/2018	7	ALTERATIONS	2,116	07/24/2019	NF	100	100
1063	11/15/2016	7	ALTERATIONS	2,500	03/08/2017	NF	100	100
761	08/24/2016	7	ALTERATIONS	5,500	03/08/2017	NF	100	100
NP		12	CYCLICAL NON		01/10/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,450	12 1.00	A 1.00	A 1.00	372,640	1.52	A 1.00	PF3 1.70			423,230

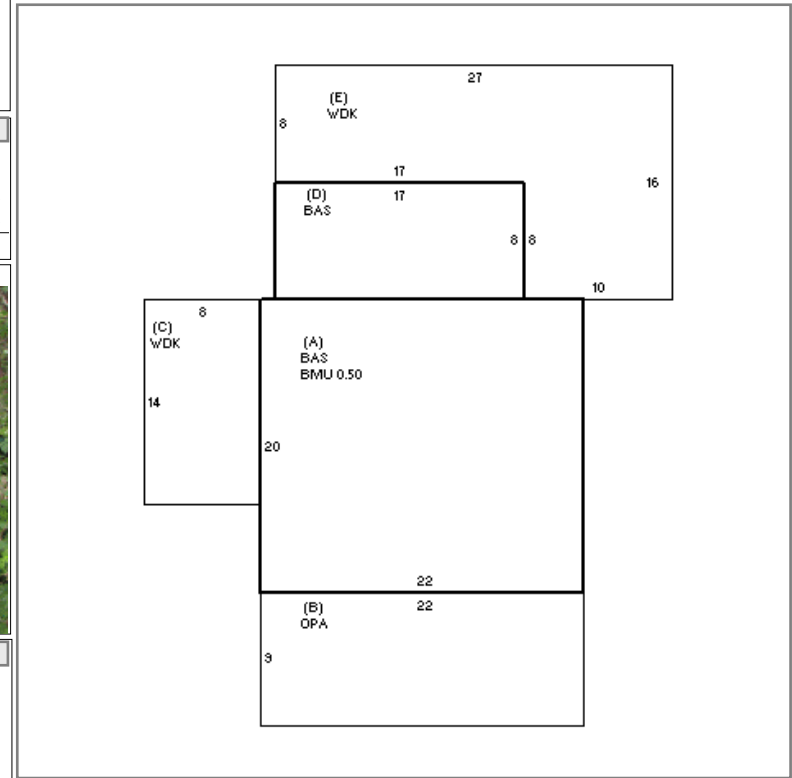
TOTAL	32,450 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	Includes pond front parcel across Old Red Top Road formerly parcel 74.			LAND	423,200	399,300
St Ind	AVERAGE		BUILDING	107,900	103,600			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
					TOTAL	532,000	503,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X10		80	22.01	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/10/2008	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	8/1/2019	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	576	DETAIL ADJ	1.000
\$NLA(RCN)	\$302	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,013	
GARAGE SPACES	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	220		51.64	11,360
B	OPA	N	OPEN PORCH	198		38.63	7,648
+	WDK	N	WOOD DECK	408		30.28	12,355
+	BAS	L	BASE AREA	576	1954	232.31	133,813
	F11	O	FPL 1S 1OP	1		5,899.60	5,900

TOTAL RCN	174,089
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$107,900