

Key: 6568

Town of BREWSTER - Fiscal Year 2025

9/17/2024

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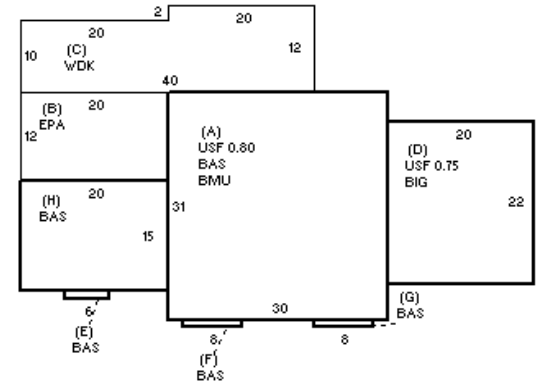
CURRENT OWNER				PARCEL ID				LOCATION			
VIPRINO KRISTINE B & KENNETH P O BOX 315 BREWSTER, MA 02631				20-30-0				140 BLACK DUCK CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VIPRINO KRISTINE B & KENN VIPRINO KRISTINE B				10/16/2002	A	1 (166917)		100 (127443)			
				08/06/1992	A						

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	%
1098	12/29/2015	77	SOLAR PANELS	18,000	03/09/2017	NF	100	100
NP		12	CYCLICAL NON		03/19/2008	JH	100	100
SS16-1		13	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	1,083	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	13,000

TOTAL	2.460 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E Subdivided for FY 16, 20-36 split off and sold to town. 20-30-0 Remains Lot 2 on LCP 37924C				LAND	316,400	298,400
St Ind	AVERAGE					BUILDING	492,600	471,400
Infl	AVERAGE					DETACHED	3,900	3,900
						OTHER	0	0
						TOTAL	812,900	773,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	A	1.00	50 0.50 8X8		64	22.01	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/19/2008	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/12/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	639,730
NET AREA	2,326	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	930		58.41	54,321		
\$NLA(RCN)	\$275	OVERALL	0.900	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,074	1988	174.58	187,499		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	240		71.73	17,214		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	440		38.81	17,076		
				FLOOR COVER	3	W/W CARPET	1.00	D	BIG	N	BUILT-IN GARAGE	440		51.46	22,643		
				INT FINISH	5	MIN/OTHER	0.95	+	BAS	L	BASE AREA	1,252	1988	244.03	305,532		
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1			7,560.60	7,561		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			10,049.50	10,050		
									ODS	O	OUTDOOR SHOWER	1		2,390.90	2,391		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1988 / 35
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$492,600