

Key: 6737

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.963

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | |
|--|---|----------|------|------------|------|------------|--------------|----------------|---------|------|------------|-----------|-----|------|--|---------|
| BALLBACH WILLIAM C & DARLENE C TRSTEEES BALLBACH FAMILY 2018 REV TR 28 RUSSET ROAD BREWSTER, MA 02631 | | | | 43-27-0 | | | | 28 RUSSET ROAD | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | |
| BALLBACH WILLIAM C & DARL | | | | 04/02/2018 | F | 100 | (215782) | | | | | | | | | |
| BALLBACH WILLIAM C & DARL | | | | 12/05/2016 | QS | 540,000 | (211719) | | | | | | | | | |
| SCALESE JEANNETTE E | | | | 03/01/2005 | F | 1 | (176003) | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 100 | S | 40,600 | 12 | 1.00 | 12B | 1.00 | A | 1.00 | 230,160 | 1.30 | A | 1.00 | R05 | 1.05 | | 279,220 |

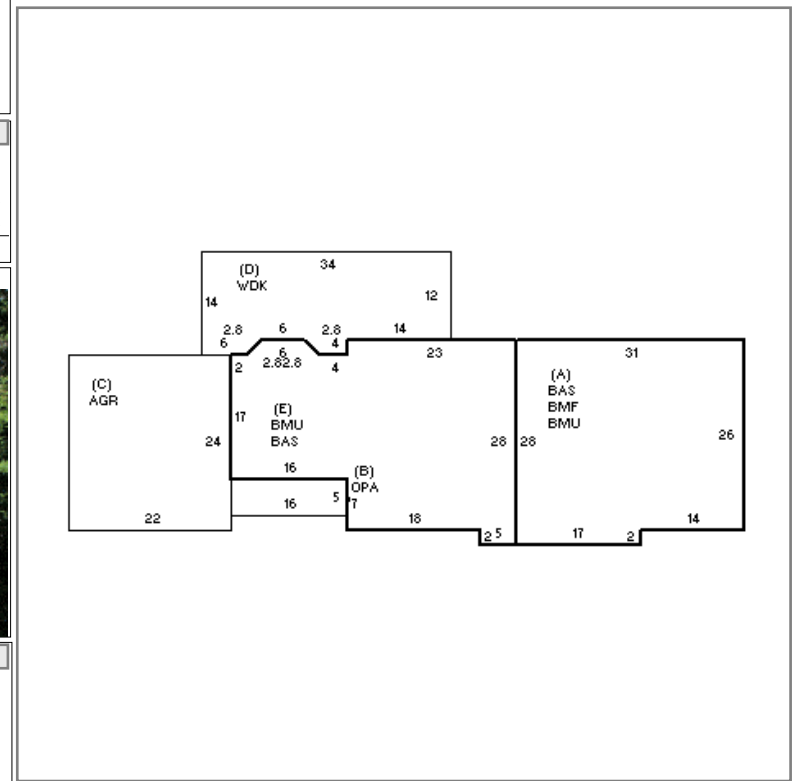
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 495 | 06/16/2017 | 7 | ALTERATIONS | 15,000 | 10/04/2017 | NF | 100 | 100 |
| 11 | 01/13/2010 | 7 | ALTERATIONS | 1,454 | 12/22/2010 | MR | 100 | 100 |
| 360 | 06/30/1997 | 1 | NEW CONSTRUC | 80,000 | 04/01/1998 | BC | 100 | 100 |
| 361 | 06/30/1997 | 5 | OTHER | 4,000 | 04/01/1998 | BC | 100 | 100 |
| 362 | 06/30/1997 | 5 | OTHER | 14,000 | 04/01/1998 | BC | 100 | 100 |

LAND

| TOTAL | 40,600 SF | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|---------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 279,200 | 263,400 |
| St Ind | DEERFIELD SUB | | BUILDING | 613,700 | 586,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 892,900 | 850,200 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/4/2017 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/17/2017 | NF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 7/5/2018 | MR |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
PULL DOWN TO ATTIC

G

| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 748,415 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,736 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,736 | | 64.45 | 111,891 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$431 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 840 | | 44.86 | 37,679 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 80 | | 63.00 | 5,040 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 528 | | 48.88 | 25,806 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | WDK | N | WOOD DECK | 432 | | 49.39 | 21,337 | BATHS | A | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | + | BAS | L | BASE AREA | 1,736 | 1998 | 298.17 | 517,617 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F11 | O | FPL 1S IOP | 1 | | 9,622.60 | 9,623 | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 3,042.90 | 3,043 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF_YR/AGE | 1998 / 25 |
| | | | | | | | | | | | | | | | | | | COND | 18 18 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 18 % GD 82 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$613,700 |