

Key: 6853

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.080

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
FERRUCCI CARL C & FRANCES S TRUSTEES				53-33-0				88 HARMONY LANE					
FERRUCCI FAMILY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
4 ASYLUM ROAD UNIT G				FERRUCCI CARL C & FRANCES				08/29/2017	F	100	(213887)		
NORTH PROVIDENCE, RI 02904				FERRUCCI CARL & FRANCES				01/25/2010	QS	299,000	(190587)		
				CLAPP MARTHA LORD				07/10/1984	XX		(97481)		

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	%
1107	12/17/2021	7	ALTERATIONS	3,238	05/03/2022	TCK	100	100
447	05/18/2021	7	ALTERATIONS	2,800	05/03/2022	TCK	100	100
816	09/20/2018	7	ALTERATIONS	3,782	07/16/2019	NF	100	100
		14	CYCLICAL GRO		08/07/2017	NF	100	100

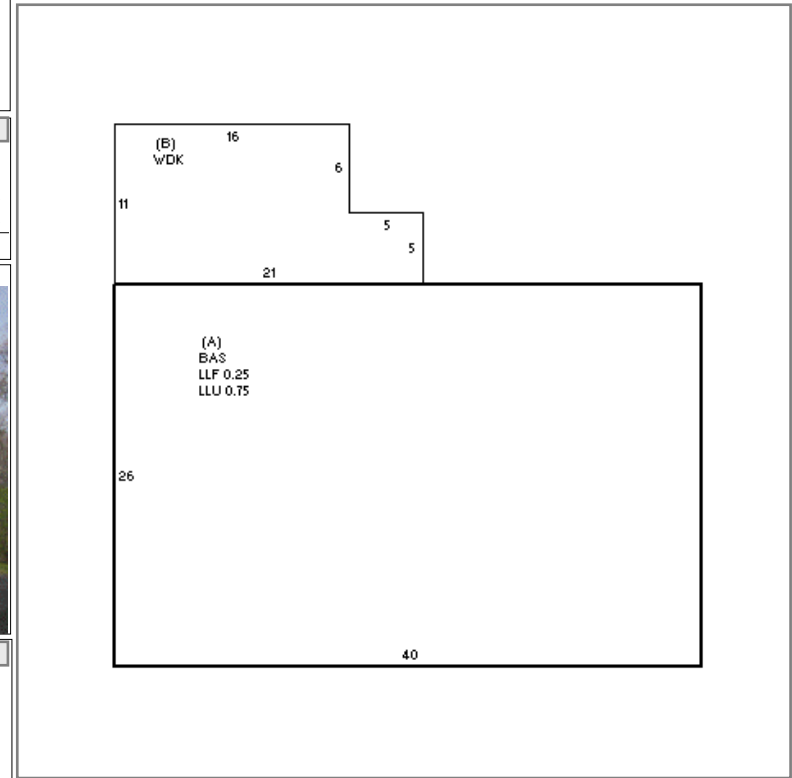
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,840	14	1.00	A	1.00	A	1.00	252,080	1.55	A	1.00	R03	1.15			284,820

TOTAL	31,840 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	284,800	292,100
St Ind	AVERAGE		BUILDING	318,700	304,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	603,500	597,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/03/2022
									

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	6/28/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424.906
NET AREA	1,300	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	780		90.55	70,630		
\$NLA(RCN)	\$327	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	260	1984	148.56	38,624		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1984	274.35	285,329		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	201		41.16	8,273		
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,669.40	4,669		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
				FUEL SOURCE	1	OIL	1.00										



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

EFF. YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$318,700
-------	-----------