Key: 6890

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,117

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETTERUTI MICHELE KING &	62-20-0	45 FISHERMANS LANDING ROAD
KING ROSABEL TRUSTEES		
50 LAUREL DRIVE		
NEEDHAM, MA 02492		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PETTERUTI MICHELE KING &	08/15/2006	QS	630,000	(180862)
MAYNARD J WILLIAM & MARGA	08/27/1990	QS	85,000	(121329)
TRACY THOMAS K TRUSTEE	04/04/1989	QS	65,000	(117211)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

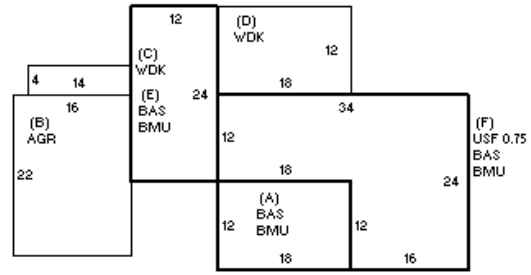
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		01/23/2021	TCK	100	100
NP		12	CYCLICAL NON		04/06/2007	JH	100	100
319	10/01/1990	1	NEW CONSTRUC	100,000	03/13/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	13 1.00	A 1.00	A 1.00	350,720	2.66	A 1.00	UPV 1.60			343,250

TOTAL	16,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	343,300	323,800
BUILDING	525,000	502,000
DETACHED	0	0
OTHER	0	0
TOTAL	**868,300**	**825,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/23/2021	TCK
LIST	4/6/2007	JH
REVIEW	2/1/2021	MR

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,554	DETAIL ADJ	1.000
$NLA(RCN)	$422	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,850
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	10	HOT/CL WATR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,104		78.54	86,708
+	BAS	L	BASE AREA	1,104	1990	353.17	389,897
B	AGR	N	ATT GARAGE	352		57.55	20,259
+	WDK	N	WOOD DECK	272		54.53	14,831
F	USF	L	UPPER STORY FIN	450	1990	258.34	116,254
	F21	O	FPL 2S 1OP	1		14,120.00	14,120
	ODS	O	OUTDOOR SHOWER	1		3,359.30	3,359

TOTAL RCN	656,278
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$525,000