

Key: 7002

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.227

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-------------------------------------------------------------------|--|--|--|------------|---|------------|--------------|-----------------------|--|--|--|
| NAPOLITANO DOMINIC 828 GREAT FIELDS ROAD BREWSTER, MA 02631 | | | | 52-113-0 | | | | 828 GREAT FIELDS ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| NAPOLITANO DOMINIC | | | | 11/07/2016 | F | 1 | 30070-105 | | | | |
| NAPOLITANO DOMINIC & COLE RICHARD TRUSTEE | | | | 11/27/2001 | P | 105,000 | 14490-095 | | | | |
| | | | | 06/09/2000 | N | | 13061-327 | | | | |

| 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 | % |
| NP 522 | | 14 | CYCLICAL GRO | | 09/14/2017 | NF | 100 | 100 |
| 174 | 09/10/2002 | 12 | CYCLICAL NON | | 06/21/2007 | JH | 100 | 100 |
| 768 | 03/27/2002 | 5 | OTHER | 4,000 | | | 100 | 100 |
| | 12/13/2001 | 5 | OTHER | 4,500 | | | 100 | 100 |
| | | 1 | NEW CONSTRUC | 28,000 | 02/04/2002 | LB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 25,732 | 14 | 1.00 | A | 1.00 | A | 1.00 | RM3 | 0.90 | | 211,520 |

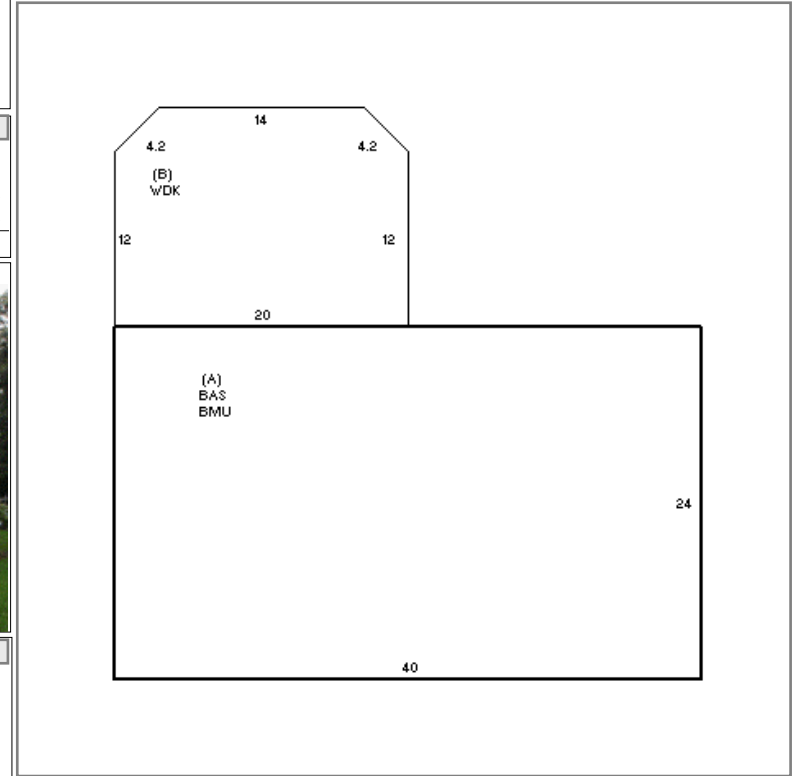
| TOTAL | 25,744 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|----------------------------------------------------|----|------|---|----------|---------|----------|
| Nbhd | NBHD 14 | land size chgd per plan (lot 18) chngd f/y 2000 | | | | LAND | 211,500 | 199,600 |
| St Ind | AVERAGE | | | | | BUILDING | 233,000 | 223,200 |
| Infl | AVERAGE | | | | | DETACHED | 5,200 | 5,200 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 449,700 | 428,000 |

| 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 | | 192 | 20.77 | 2,000 |

PHOTO 09/14/2017



| BLDG COMMENTS |
|---------------|
| |



DE
TAC
HE
D

| BUILDING | CD | ADJ | DESC | MEASURE | 9/14/2017 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/14/2017 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/8/2017 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

B
U
I
L
D
I
N
G

| YEAR BLT | 1968 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 347,697 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 960 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 960 | | 60.77 | 58,339 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$362 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 960 | 1968 | 274.21 | 263,238 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 291 | | 40.38 | 11,749 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,866.10 | 7,866 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,487.50 | 2,488 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF_YR/AGE | 1968 / 55 |
| | | | | | | | | | | | | | | | | | | COND | 33 33 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 33 % GD 67 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$233,000 |