

Key: 7049

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.277

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCAPPACE KARLA L TRUSTEE SCAPPACE REALTY TRUST 83 BROOK TRAIL ROAD BREWSTER, MA 02631				52-146-0				83 BROOK TRAIL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCAPPACE KARLA L TRUSTEE				06/03/2021	F	100 ()					
SCAPPACE KARLA				09/11/2020	QS	510,000 ()					
HARTLEY MARGUERITE L				05/23/2019	QS	415,000 ()					

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	%
24-135	02/15/2024	7	ALTERATIONS	5,000				0
SR22-44	11/28/2022	3	OUT BUILDING	6,000	05/07/2023	NMP	100	100
856	09/21/2021	7	ALTERATIONS	2,252	05/05/2022	TCK	100	100
	09/11/2020	16	MLS REVIEW	510,000	03/10/2021	JMG	100	100
1035	11/20/2019	7	ALTERATIONS	12,000	07/08/2020	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	14	1.00	A	1.00	A	1.00		R03	1.15	251,440

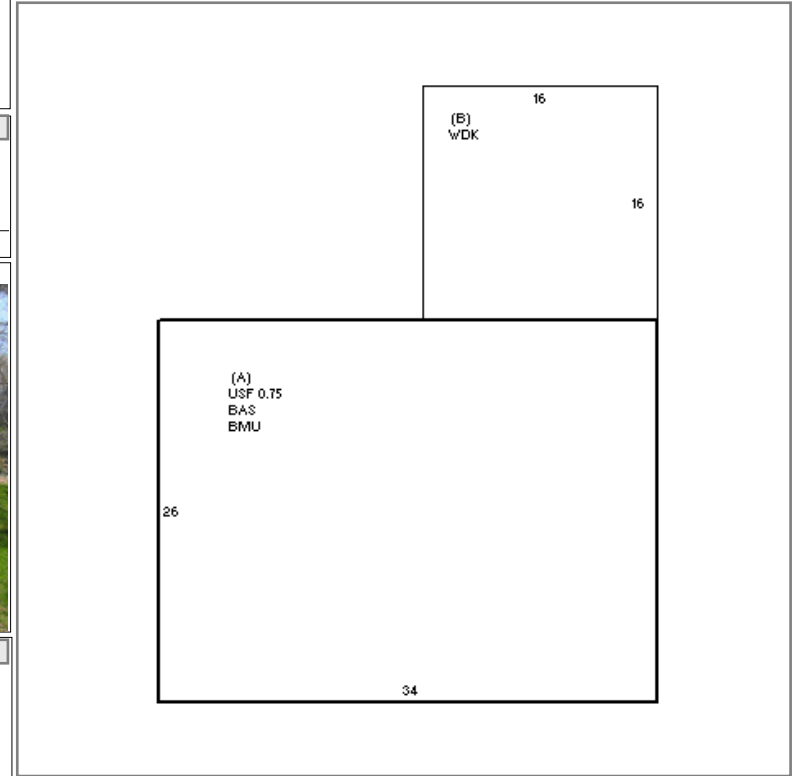
TOTAL	18,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	251,400	257,900			
St Ind	AVERAGE		BUILDING	467,500	441,500			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
			TOTAL	721,500	701,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X12	2022	120	21.39	2,600



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/23/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,547	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		66.20	58,519
\$NLA(RCN)	\$347	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1999	309.76	273,830
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1999	206.28	136,762
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	256		43.98	11,259
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	4		11,389.43	45,558
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY			UNITS	ADJ
STORIES			1.75	1.00
ROOMS			5	1.00
BEDROOMS			3	1.00
BATHROOMS			2	1.00
FIXTURES			6	\$8,752
GARAGE SPACES			0	1.00
% BSMT FIN			0	1.00
# 1/2 BATHS			0	1.00
# OF UNITS			1	1.00

TOTAL RCN	537,389	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT/ELEC	A	
EFF.YR/AGE	2007 / 16	
COND	13 13 %	
FUNC	0	
ECON	0	
DEPR	13 % GD 87	
RCNLD	\$467,500	