

Key: 7051

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.279

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GRAFE MICHAEL F & LIPANI FRANCINE L		52-31-0		8 TROUT POND LANE	
8 TROUT POND LANE		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		GRAFE MICHAEL F & LIPANI		08/16/1999	QS
		CRAIG JOHN		11/15/1991	QS
				130,000	12478-146
				103,500	7757-340

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 %
653	08/24/2022	7	ALTERATIONS	100,000	05/31/2024	TCK	100 100
342	05/01/2017	5	OTHER	3,900	09/05/2017	NF	100 100
162	04/13/2004	7	ALTERATIONS	7,500			100 100

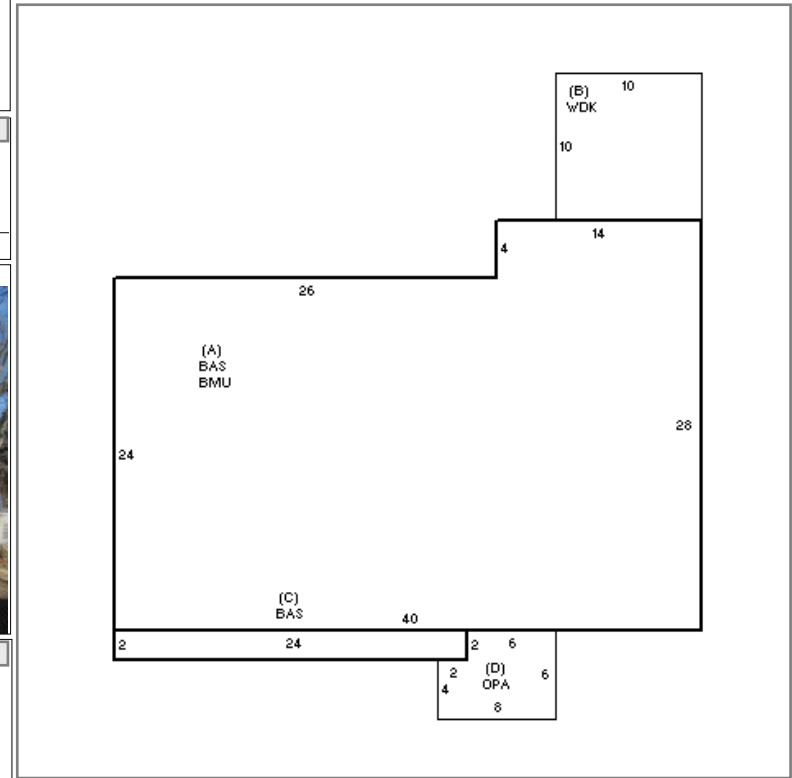
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,800	14	1.00	A	1.00	A	1.00	252,080	2.33	A	1.00	R03	1.15			253,560

TOTAL	18,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	253,600	260,000			
St Ind	AVERAGE		BUILDING	303,600	257,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	557,200	517,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	8/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/5/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$324	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,488	
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	2	CLAPBOARD	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,016		54.20	55,071
+	BAS	L	BASE AREA	1,064	1978	250.84	266,893
B	WDK	N	WOOD DECK	100		37.63	3,763
D	OPA	N	OPEN PORCH	44		48.00	2,112
F	F11	O	FPL 1S 1OP	1		7,331.50	7,332
GEN	O	O	GENERATOR	1		0.00	
ODS	O	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	344,977	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		V
KITCHEN		V
BATHS		V
HEAT/ELEC		V
EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$303,600	