

Key: 7082

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.310

LEG  
AL  
LAND

CURRENT OWNER					PARCEL ID					LOCATION				
SMP CAPE PROPERTY LLC 38A DONIZETTI STREET WELLESLEY, MA 02482					51-8-0					224 PINE BLUFF ROAD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
SMP CAPE PROPERTY LLC					12/03/2021	L	390,000	34720-173						
RICKS CATHERINE C					02/15/2018	H	1	31085-314						
RICKS FREDDIE JR					08/07/2015	QS	315,000	29100-86						

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	%
22-836	01/05/2023	7	ALTERATIONS	425,000	05/30/2024	TCK	100	100
125	02/24/2016	7	ALTERATIONS	1,739	03/13/2017	NF	100	100

LAND

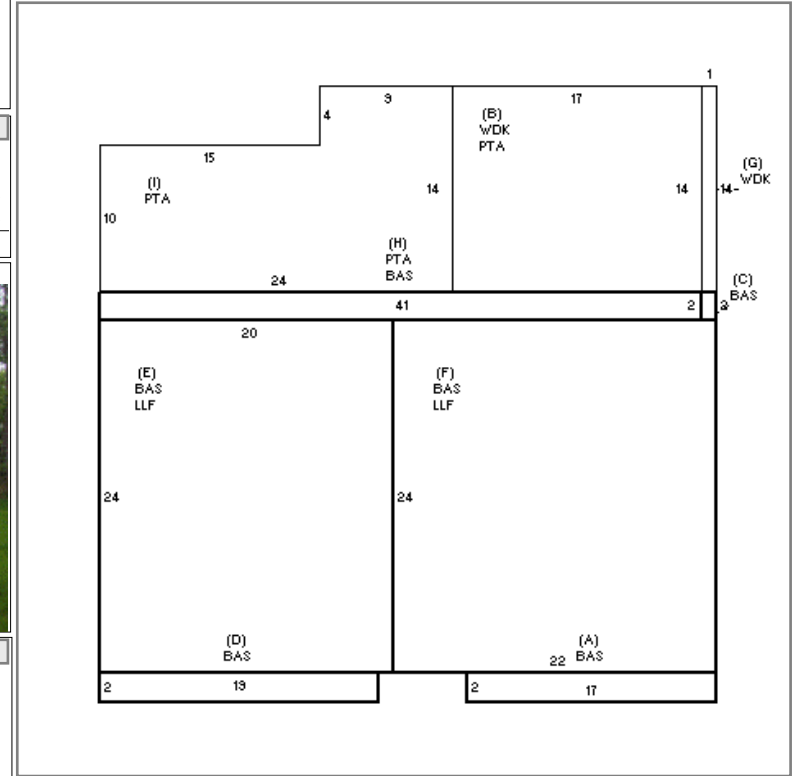
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	16,200	14	1.00	A	1.00	A	1.00	252,080	2.64	A	1.00	R03	1.15						247,230

TOTAL	16,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	247,200	253,500
St Ind	AVERAGE		LAND BUILDING	392,600	243,700			
Infl	AVERAGE		DETACHED	1,500	1,700			
			OTHER	0	0			
<b>TOTAL</b>						<b>641,300</b>	<b>498,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	01 1.00	15' RND	2023	177	8.55	1,500



BLDG COMMENTS  
LLF= TWO BDRMS, REC RM, FAM RM, 1/2 BATH  
(PER PLANS 5/30/24)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2017	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,714		
NET AREA	2,172	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	156	1971	236.12	36,835	CONDITION ELEM	CD		
\$NLA(RCN)	\$196	OVERALL	0.930	EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	238		13.31	3,168	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	E	LLF	L	LOWER LEVEL FIN	480	2023	114.03	54,736	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,008	1971	236.12	238,011	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	F	LLF	L	LOWER LEVEL FIN	528	1971	114.03	60,209	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	252		36.45	9,187	HEAT/ELEC	V		
				HEATING/COOL	9	WARM/CL AIR	1.03	H	PTA	N	PATIO	82		17.00	1,394				
				FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO	276		13.31	3,674				
																		EFF_YR/AGE	2015 / 8
																		COND	8 8 %
																		FUNC	0
																		ECON	0
																		DEPR	8 % GD 92
																		RCNLD	\$392,600