

Key: 7136

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.363

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                            |  | PARCEL ID  |  | LOCATION          |    |
|--|--|--|--|-------------------|----|
| FERRARI JOSEPH D III & SPRAGUE KATHERINE |  | 51-38-0  |  | 159 ROSEMARY LANE |    |
| 159 ROSEMARY LANE<br>BREWSTER, MA 02631  |  | TRANSFER HISTORY                                 |  | DOS               | T  |
|  |  | FERRARI JOSEPH D III & YETTA ERIC W & SUMAR MCFA |  | 04/30/2021        | QS |
|  |  | COLLINS CHARLES A & JUDIT                        |  | 01/14/2005        | QS |
|  |  |  |  | 07/10/1998        | QS |

| CLASS  | CLASS%     | DESCRIPTION   |              | BN ID   | BN         | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         | 1          | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY     | %   |
| 23     | 04/30/2021 | 15            | SALE REVIEW  | 530,000 | 03/14/2022 | JMG    | 100 |
| 162    | 01/10/2020 | 7             | ALTERATIONS  | 5,443   | 12/21/2020 | NF     | 100 |
| 79     | 04/26/1996 | 5             | OTHER        | 3,200   | 03/01/1997 |        | 100 |
| 52     | 03/14/1996 | 5             | OTHER        | 6,000   | 03/01/1997 |        | 100 |
|        | 02/21/1996 | 1             | NEW CONSTRUC | 75,000  | 03/01/1997 |        | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,025   | 14   | 1.00   | A    | 1.00     | A   | 1.00 | 252,080 | 2.81 | A          | 1.00      | R02 | 1.15 |  |  | 244,410 |

|        |           |        |          |         |         |          |         |          |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL  | 15,025 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 14   | NOTE   | LAND     | 244,400 | 250,600 |          |         |          |
| St Ind | AVERAGE   |        | BUILDING | 429,100 | 410,300 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           |        | TOTAL    | 673,500 | 660,900 |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 8/31/2017 | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 8/30/2017 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 3/14/2022 | JMG |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

(B) 14  
W/DK

12

(A)  
USF 0.75  
BAS  
BMF 0.50  
BMU

30

34

| YEAR BLT      | 1996  | SIZE ADJ   | 1.000    |
|---------------|-------|------------|----------|
| NET AREA      | 1,785 | DETAIL ADJ | 1.000    |
| \$NLA(RCN)    | \$297 | OVERALL    | 1.020    |
| CAPACITY      |       | UNITS      | ADJ      |
| STORIES       |       | 1.75       | 1.00     |
| ROOMS         |       | 7          | 1.00     |
| BEDROOMS      |       | 3          | 1.00     |
| BATHROOMS     |       | 2          | 1.00     |
| FIXTURES      |       | 8          | \$10,608 |
| GARAGE SPACES |       | 1          | 1.00     |
| % BSMT FIN    |       | 0          | 1.00     |
| # 1/2 BATHS   |       | 1          | 1.00     |
| # OF UNITS    |       | 1          | 1.00     |

| ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|------|-----------|---------|
| FOUNDATION   | 4  | FLR & WALL  | 1.00 | A   | BMU | N              | BSMT UNFINISHED | 1,020 |      | 57.59     | 58,744  |
| EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | BMF | N              | BSMT FINISH     | 510   |      | 41.14     | 20,982  |
| ROOF SHAPE   | 1  | GABLE       | 1.00 | A   | BAS | L              | BASE AREA       | 1,020 | 1996 | 266.52    | 271,846 |
| ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | A   | USF | L              | UPPER STORY FIN | 765   | 1996 | 187.53    | 143,457 |
| FLOOR COVER  | 3  | W/W CARPET  | 1.00 | B   | WDK | N              | WOOD DECK       | 168   |      | 39.99     | 6,718   |
| INT FINISH   | 2  | DRYWALL     | 1.00 | BMG | O   | BSMT GARAGE    |                 | 1     |      | 4,535.90  | 4,536   |
| HEATING/COOL | 2  | HOT WATER   | 1.00 | F21 | O   | FPL 2S 1OP     |                 | 1     |      | 10,354.00 | 10,354  |
| FUEL SOURCE  | 2  | GAS         | 1.00 | ODS | O   | OUTDOOR SHOWER |                 | 1     |      | 2,463.30  | 2,463   |

| TOTAL RCN      | 529,708    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1996 / 27  |
| COND           | 19 19 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 19 % GD 81 |
| RCNLD          | \$429,100  |