

Key: 7147

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.374

LEGAL

LAND

DETACHED

BUILDING

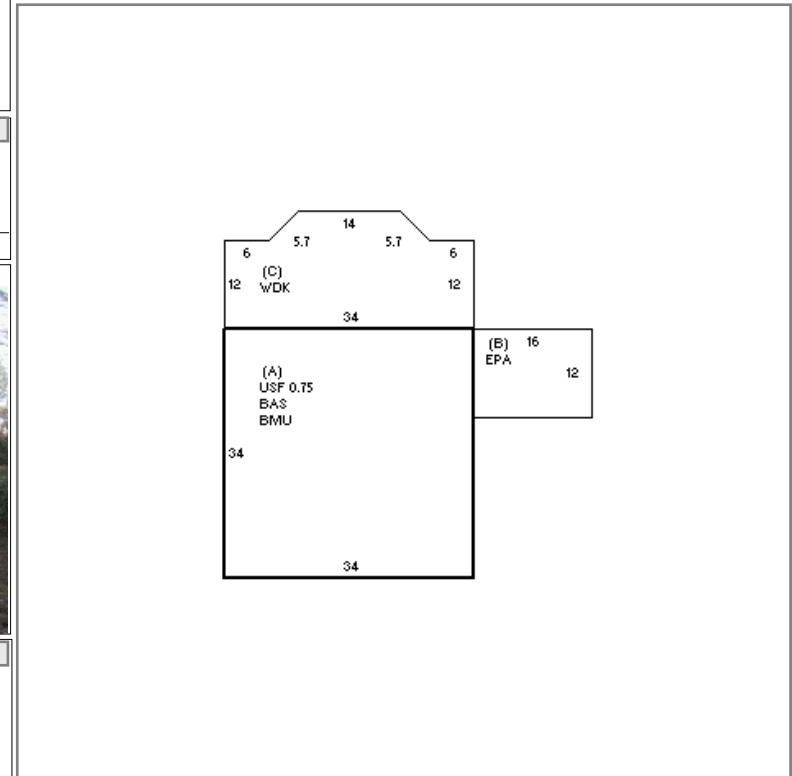
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|--------------|--------------|
| SARAFAN PETER M 118 STRAWBERRY HILL ROAD ACTON, MA 01720-5753 | | 62-15-0 | | 64 GULLS WAY | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SARAFAN PETER M | | 12/16/1981 | XX | | (87587) |

| 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 | % |
| 759 | 08/26/2019 | 7 | ALTERATIONS | 12,950 | 07/14/2020 | TCK | 100 | 100 |
| 203 | 04/27/1999 | 3 | OUT BUILDING | 1,860 | 04/06/2007 | JH | 100 | 100 |
| 125 | 04/24/1990 | 5 | OTHER | 500 | 03/14/1991 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 47,916 | 13 | 1.00 | A | 1.00 | A | 1.00 | 690,480 | 1.17 | 10 | 0.90 | PF4 | 3.50 | | 886,140 |

| | | | | | | | | |
|--------|-------------|-----------------|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 1.100 Acres | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 13 | NOTE T=SLOPE | LAND | 886,100 | 836,000 | | | |
| St Ind | AVERAGE | | BUILDING | 497,100 | 475,400 | | | |
| Infl | AVERAGE | | DETACHED | 2,900 | 2,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 1,386,100 | 1,314,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 20 0.80 10X14 | 1999 | 140 | 21.39 | 2,400 |
| DDK | A | 1.00 | 20 0.80 8X6 | | 48 | 12.50 | 500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 1/19/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/19/2021 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 2/1/2021 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1986 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 637,289 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,023 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,156 | | 63.35 | 73,234 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$315 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,156 | 1986 | 284.87 | 329,310 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 867 | 1986 | 204.17 | 177,018 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | EPA | N | ENCLOSED PORCH | 192 | | 85.80 | 16,474 | KITCHEN | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | WDK | N | WOOD DECK | 480 | | 43.98 | 21,112 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 11,389.40 | 11,389 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1989 / 34 |
| | | | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$497,100 |