

Key: 7316

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.545

LEG
AL
LAND

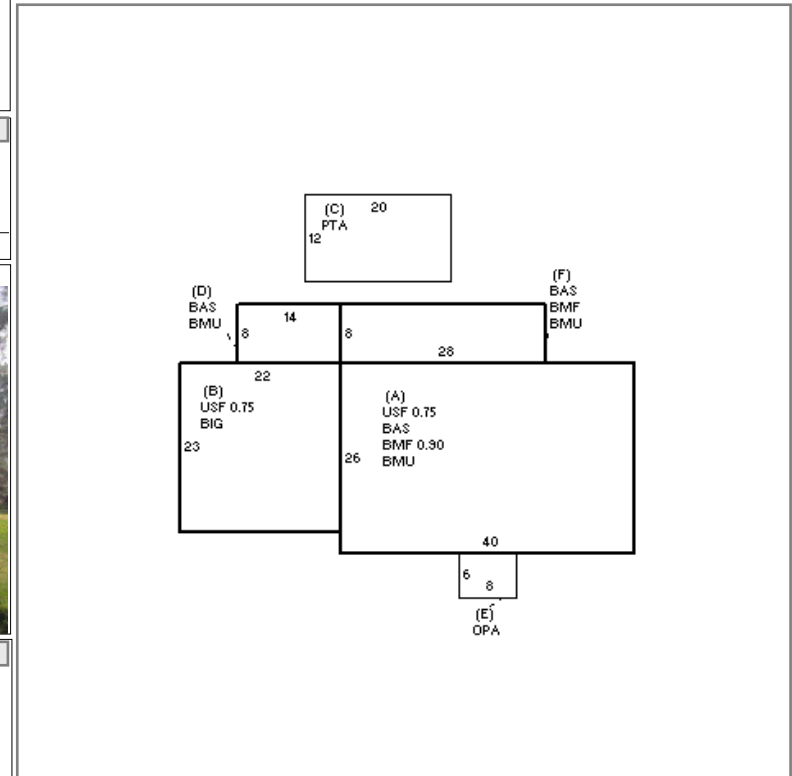
CURRENT OWNER				PARCEL ID				LOCATION			
PIIZZI GRAZIA & LIBERATORE SAURO 167 HIGH STREET BROOKLINE, MA 02445				84-41-0				8 WOODWARD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PIIZZI GRAZIA & LIBERATOR				11/06/2020	QS	815,000	33447-27				
WELLNITZ BARBARA W				01/25/2018	DC		31045-64				
WELLNITZ BRUCE R & BARBAR				03/05/2010	F	1	24399-22				

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	%
111	02/08/2021	7	ALTERATIONS	40,000	04/13/2022	TCK	100	100
	11/06/2020	16	MLS REVIEW	815,000	03/23/2021	JMG	100	100
773	09/03/2019	7	ALTERATIONS	5,000	07/06/2020	MR	100	100
NP		12	CYCLICAL NON		11/18/2011	MR	100	100
302	07/23/2009	7	ALTERATIONS	2,500	04/20/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,100	15	1.00	A	1.00	A	1.00				322,110

TOTAL	16,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	322,100	303,900
St Ind	AVERAGE		BUILDING	754,800	721,700			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	1,079,200	1,027,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8X12	2009	96	26.41	2,300



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=2 ROOMS (PER PLANS 4/13/22)

DETACHED

BUILDING

YEAR BLT	1973	SIZE ADJ	0.990
NET AREA	2,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$350	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	4	1.00	
FIXTURES	15	\$24,570	
GARAGE SPACES	2	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	+	BMU	N	BSMT UNFINISHED	1,376		67.78	93,268
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,160		42.50	49,297
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1973	307.48	319,784
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,160	2005	219.97	255,167
FLOOR COVER	1	HARDWOOD	1.00	B	BIG	N	BUILT-IN GARAGE	506		62.08	31,415
INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	240		17.85	4,284
HEATING/COOL	9	WARM/CL AIR	1.03	+	BAS	L	BASE AREA	336	2005	307.48	103,315
FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	48		62.37	2,994
					GFP	O	GAS FIREPLACE	1		3,899.40	3,899

TOTAL RCN	887,992
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$754,800