**Key: 7333**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,562

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WEBBER PETER & FRANCESCA R &<br>TOSCANI FRANK E JR<br>52 WOODWARD ROAD<br>BREWSTER, MA 02631 | 84-38-0 | 52 WOODWARD ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WEBBER PETER & FRANCESCA | 10/09/1997 | A | 100 | 10996-256 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

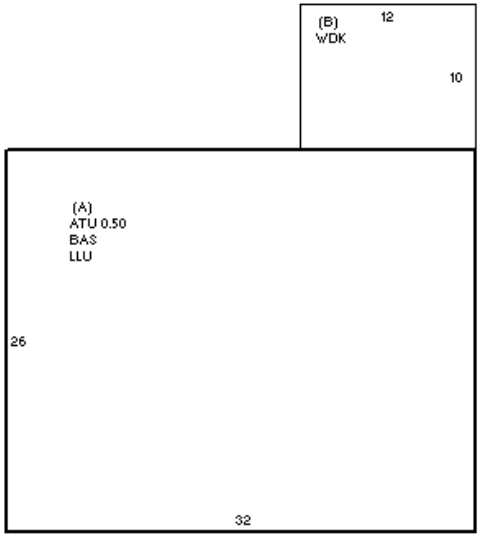
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 237 | 03/16/2021 | 77 | SOLAR PANELS | 36,978 | 04/13/2022 | TCK | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 03/13/2021 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 11/16/2011 | MR | 100 | 100 |
| | | 12 | CYCLICAL NON | | 12/02/2003 | JB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,600 | 15 1.00 | A 1.00 | A 1.00 | 328,800 | 2.72 | A 1.00 | R04 1.50 | | | 320,390 |

| TOTAL | 15,600 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 15 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 320,400 | 302,300 |
| BUILDING | 239,500 | 226,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **559,900** | **528,300** |




## DETACHED

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

PHOTO 04/13/2022

BLDG COMMENTS

35 SOLAR PANELS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 3/13/2021 | NF |
|---|---|---|
| LIST | 3/13/2021 | EST |
| REVIEW | 4/28/2022 | MR |

| YEAR BLT | 1979 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 832 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $394 | OVERALL | 0.980 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $3,822 |
| 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 | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 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 | LLU | N | LOWER LEVEL UNF | 832 | | 81.50 | 67,805 |
| A | BAS | L | BASE AREA | 832 | 1979 | 270.56 | 225,105 |
| A | ATU | N | ATTIC UNF | 416 | | 52.33 | 21,770 |
| B | WDK | N | WOOD DECK | 120 | | 38.42 | 4,610 |
| | MST | O | MAS/METAL STACK | 1 | | 4,926.50 | 4,927 |

| TOTAL RCN | 328,038 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1979 / 44 | |
|---|---|---|
| COND | 27 | 27 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 27 | % GD 73 |
| RCNLD | | $239,500 |