

Key: 7436

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.668

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
PEPICELLI ALEX & TAYLOR 455 PLEASANT STREET WINTHROP, MA 02152				96-16-0				56 AUNT SOPHIES ROAD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
PEPICELLI ALEX & TAYLOR				04/26/2023	QS	741,000	35750-183																
SUTHERLAND THOMAS A & SUS				01/15/2020	F	1	32624-283																
SUTHERLAND THOMAS A & SUS				05/05/2016	QS	389,500	29629-191																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	21,642	13	1.00	A	1.00	A	1.00	219,200	2.08	A	1.00	R03	1.00									226,230

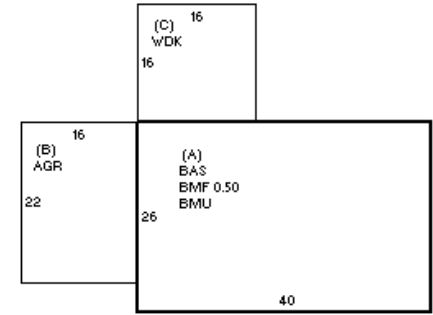
TOTAL	21,642 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	226,200	213,400
St Ind	AVERAGE		LAND	346,200	312,500			
Infl	AVERAGE		DETACHED	18,000	17,900			
			OTHER	0	0			
						TOTAL	590,400	543,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 8X12	2003	96	22.01	1,800
FBN	A	1.00	20 0.80 16X24	2001	384	35.67	11,000
OPA	A	1.00	01 1.00 14X24(ON FBN		336	15.50	5,200



BLDG COMMENTS  
 BMF=REC RM  
 MST IN FBN  
 INFO @ DOOR 10/9/20

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	%
647	04/26/2023	16	MLS REVIEW	741,000	05/07/2024	JMG	100	100
	07/19/2021	7	ALTERATIONS	27,801	04/18/2022	TCK	100	100
		12	CYCLICAL GRO		10/09/2020	TCK	100	100
		12	CYCLICAL NON		05/21/2013	SF	100	100
594	10/09/2001	3	OUT BUILDING	9,000			100	100



BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/9/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/7/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$406	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,190
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		59.29	61,658
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	520		42.35	22,023
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1986	274.35	285,329
ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	352		43.44	15,292
FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	256		41.16	10,537
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019
HEATING/COOL	11	HTWT/CL AIR	1.05		GFP	O	GAS FIREPLACE	1		3,282.30	3,282
FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		5,278.40	5,278
					ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	422,144
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$346,200