Key: 7439

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,671

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARRINO JULIE A 10 HIGHLAND LAKE DRIVE WALPOLE, MA 02081	96-13-0	100 AUNT SOPHIES ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PARRINO JULIE A	10/12/2023	QS	660,000	36031-32
NELSON RICHARD A & RITA A	08/10/2009	A	1	23955-228
WEDGE KRISTIN J	08/10/2009	F	1	23955-226

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	%
23-1232	12/01/2023	7	ALTERATIONS	4,400	05/17/2024	TCK	100	100
	10/12/2023	15	SALE REVIEW	660,000	06/12/2024	JMG	100	100
		14	CYCLICAL GRO		10/09/2020	TCK	100	100
		12	CYCLICAL NON		05/23/2013	SF	100	100
265	05/21/2004	8	YARD ITEMS	2,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,084	13 1.00	A 1.00	A 1.00	219,200	2.21	A 1.00	R03 1.00			222,950

TOTAL	20,084 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,000	210,300
BUILDING	374,400	352,100
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**599,400**	**564,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	50 0.50			1	4,058.10	2,000

PHOTO 06/05/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/9/2020	TCK
LIST	5/22/2013	SF
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

BMF=FAM RM

INFO @ DOOR 10/9/20

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,230	DETAIL ADJ	1.000
$NLA(RCN)	$367	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,100
GARAGE SPACES	2	1.00
% BSMT FIN	75	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,230		54.34	66,837
A	BMF	N	BSMT FINISH	923		35.60	32,859
A	BAS	L	BASE AREA	1,230	2000	246.50	303,195
B	AGR	N	ATT GARAGE	576		37.93	21,847
C	WDK	N	WOOD DECK	336		39.20	13,171
D	OPA	N	OPEN PORCH	18		50.00	900
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		3,126.00	3,126

TOTAL RCN	451,035

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

EFF.YR/AGE	2000 / 23		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	$374,400		