Key: 7468

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,698

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIROLLI CARL A & HOWDEN ANNE 10 BRENTWOOD DRIVE JOHNSTON, RI 02919	95-52-0	109 SHEFFIELD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIROLLI CARL A & HOWDEN A	04/24/1979	XX	38,500	2905-170

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

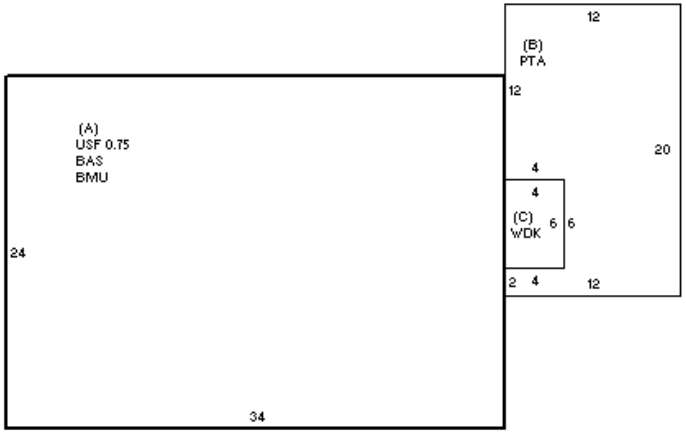
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		01/21/2011	JH	100	100
534	10/26/2010	7	ALTERATIONS	4,200	01/21/2011	JH	100	100
		12	CYCLICAL NON		07/21/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,107	13 1.00	A 1.00	A 1.00	219,200	2.80	A 1.00	R03 1.00			212,630

TOTAL	15,107 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,600	200,600
BUILDING	300,800	287,900
DETACHED	0	0
OTHER	0	0
TOTAL	**513,400**	**488,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/27/2020

BLDG COMMENTS

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	10/27/2020	TCK
LIST	10/27/2020	EST
REVIEW	12/15/2020	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
A	BAS	L	BASE AREA	816	1976	281.60	229,787
A	USF	L	UPPER STORY FIN	612	1976	187.53	114,765
B	PTA	N	PATIO	216		14.60	3,153
C	WDK	N	WOOD DECK	24		39.99	960
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 412,103

CONDITION ELEM	CD
EXTERIOR	G
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 $300,800