

Key: 7489

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.719

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DUFF ZACHARY 98 SHEFFIELD ROAD BREWSTER, MA 02631				95-73-0				98 SHEFFIELD ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DUFF ZACHARY				07/30/2009	QS	322,000	23931-71	
LORUSSO PASQUALE & CONSIG				10/02/2001	F	1	14296-202					
LORUSSO PASQUALE & CELIA				10/26/1984	XX	78,900	4297-49					

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	%
24-310	05/28/2024	7	ALTERATIONS	4,881				0
		14	CYCLICAL GRO		10/27/2020	TCK	100	100
		12	CYCLICAL NON		02/26/2013	SF	100	100
233	05/07/2004	7	ALTERATIONS	18,550				100
597	10/04/1994	5	OTHER	5,800	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,707	13	1.00	A	1.00	A	1.00	219,200	2.71	A	1.00	R03	1.00			213,830

TOTAL	15,707 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	213,800	201,700
St Ind	AVERAGE		BUILDING	343,100	328,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>556,900</b>	<b>529,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/27/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/21/2003	JB
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=EXERCISE RM INFO @ DOOR 10/27/20

LOADING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,579		
NET AREA	1,292	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,292		54.34	70,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	323		40.33	13,028	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,292	1984	246.50	318,478	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	252		39.20	9,878	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	390		41.38	16,137	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		7,637.00	7,637	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1987 / 36
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$343,100