

Key: 7642

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.869

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
FERRARINI DAVID M TRUSTEE DAVID M FERRARINI NOMINEE RT 122 MAGNET WAY BREWSTER, MA 02631		109-6-0	122 MAGNET WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FERRARINI DAVID M TRUSTE		12/27/2001	F	1 (163808)		
FERRARINI DAVID M		11/01/1985	XX	1 (104049)		

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	%
1057	12/20/2022	77	SOLAR PANELS	5,000	03/07/2023	TCK	100	100
887	11/10/2022	7	ALTERATIONS	600	03/07/2023	TCK	100	100
406	05/13/2022	77	SOLAR PANELS	2,000	03/07/2023	TCK	100	100
28	01/12/2018	7	ALTERATIONS	40,000	07/11/2019	TCK	100	100
		14	CYCLICAL GRO		03/28/2017	NF	100	100

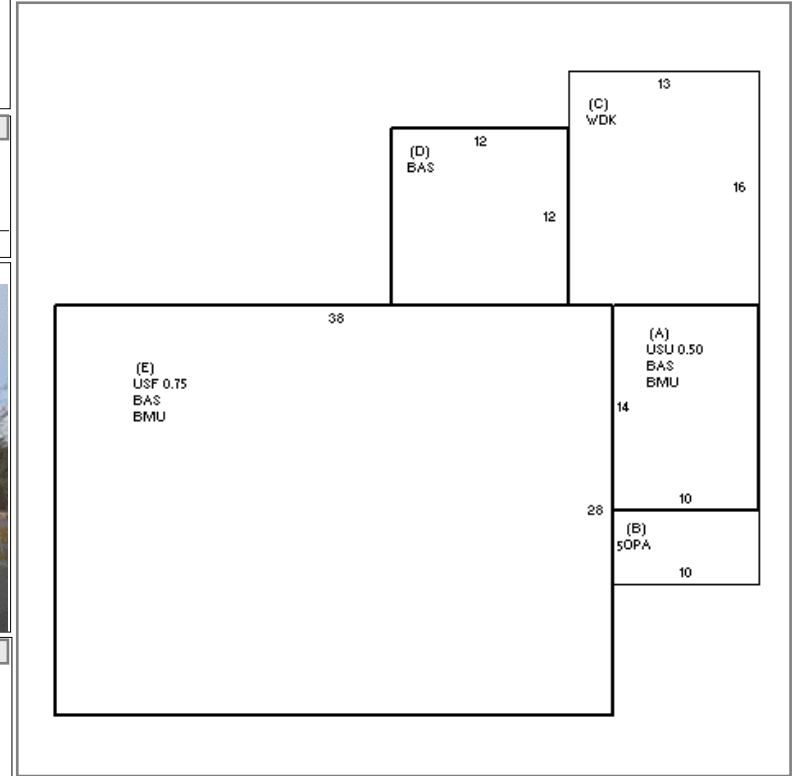
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,273	13	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R02	1.00			265,160

TOTAL	40,273 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	265,200	250,200
St Ind	AVERAGE		BUILDING	584,700	559,100			
Infl	AVERAGE		DETACHED	24,300	24,100			
			OTHER	0	0			
						TOTAL	874,200	833,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 26X26	2001	676	44.90	24,300



BLDG COMMENTS
21 SOLAR PANELS ON GFU



BUILDING	CD	ADJ	DESC	MEASURE	12/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/21/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,146	DETAIL ADJ	1.000
\$NLA(RCN)	\$336	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$14,461
GARAGE SPACES		2	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	+	BMU	N	BSMT UNFINISHED	1,204		67.16	80,864
EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	70		69.75	4,882
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	50		61.80	3,090
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	208		48.45	10,078
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,348	1984	304.67	410,701
INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	798	1984	227.24	181,335
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP		1		12,546.60	12,547
FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE		1		3,863.70	3,864

TOTAL RCN	721,822
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$584,700