Key: 7671

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,898

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PUCCI JOHN P & BATES MARY E 173 MAPLE RIDGE ROAD NORTHAMPTON, MA 01062	97-131-0	93 MAGNET WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PUCCI JOHN P &	11/16/2009	QS	463,330	(190065)
TAFT HENRY C & URSULA M	08/14/2003	F	1	(170186)
TAFT HENRY C & URSULA M	06/07/1993	L	152,000	(130329)

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

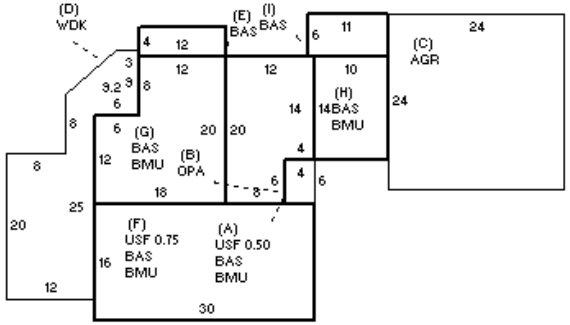
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
276	04/03/2018	7	ALTERATIONS	120,000	07/26/2019	NF	100	100
121	02/13/2018	7	ALTERATIONS	5,000	07/26/2019	NF	100	100
77	02/01/2017	7	ALTERATIONS	15,000	05/22/2018	NF	100	100
		12	CYCLICAL NON		05/08/2013	SF	100	100
281	05/26/2005	7	ALTERATIONS	8,000	03/16/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,995	13 1.00	A 1.00	A 1.00	219,200	1.23	A 1.00	R02 1.00			273,020

TOTAL	1.010 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	273,000	257,600
BUILDING	529,400	505,400
DETACHED	0	0
OTHER	0	0
TOTAL	**802,400**	**763,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/15/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/15/2020	TCK
LIST	7/26/2019	NF
REVIEW	1/13/2021	MR

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,730	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,837
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
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	4	ASPH TILE	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,148		63.97	73,441
+	USF	L	UPPER STORY FIN	468	1985	210.43	98,479
B	OPA	N	OPEN PORCH	24		56.65	1,360
C	AGR	N	ATT GARAGE	576		42.97	24,753
D	WDK	N	WOOD DECK	329		44.41	14,612
+	BAS	L	BASE AREA	1,196	1985	279.28	334,024
I	BAS	L	BASE AREA	66	2018	279.28	18,433
	F21	O	FPL 2S 1OP	1		11,501.10	11,501
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN	588,177
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	2012 / 11	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$529,400