

Key: 7910

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.138

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPANALE LEONARD M 91 ALLEN DRIVE BREWSTER, MA 02631				95-101-0				91 ALLEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPANALE LEONARD M				07/10/2014	U	140,000	28256-224				
PHILLIPS WILLIAM T TRUST				07/06/2005	H	200,000	20017-133				
SCULLY M RITA				04/13/2005	DC		19717-035				

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	%
779	10/14/2015	77	SOLAR PANELS	5,800	04/20/2016	WFF	100	100
966	12/20/2012	2	ADD	150,000	08/19/2014	RJM	100	100
645	12/10/2010	1	NEW CONSTRUC	80,000	08/19/2014	RJM	100	100
646	12/10/2010	3	OUT BUILDING	5,000	02/07/2013	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,600	13	1.00	A	1.00	A	1.00				217,730

TOTAL	17,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE HSE # 91 FROM P RUBEL BFD 11/19/12 SEJ				LAND	217,700	205,400
St Ind	AVERAGE		BUILDING	352,200	336,200			
Infl	AVERAGE		DETACHED	3,600	3,500			
			OTHER	0	0			
						TOTAL	573,500	545,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X16	2012	192	20.77	3,600



BLDG COMMENTS
9 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/20/2014	RJM
STYLE	4	1.02	CAPE [100%]	REVIEW	10/20/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,275	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	850		60.18	51,153
\$NLA(RCN)	\$314	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	850	2012	281.60	239,361
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	425	2012	189.44	80,512
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	414		51.00	21,114
				FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCLOSED ENTRY	25		164.14	4,104
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	400,222	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	F
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE 2009 / 14			
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			\$352,200

