Key: 8083

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,304

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIGNOLI PAUL C JR &	144-48-0	40 WOOD DUCK ROAD
RITCHIE DIANE E		
40 WOOD DUCK ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CIGNOLI PAUL C JR &	05/20/2013	F	100	27389-343
CIGNOLI PAUL C JR	01/02/1998	QS	147,000	11150-098
JOYCE J KEVIN	11/27/1996	QS	40,000	10504-041

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

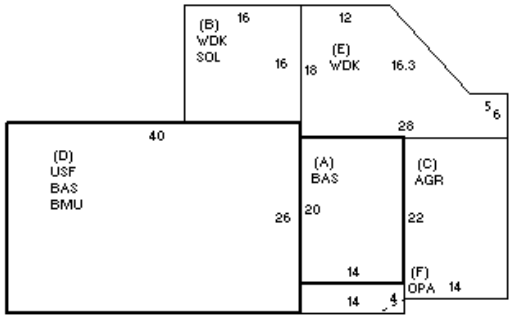
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1112	12/17/2021	7	ALTERATIONS	3,500	04/21/2022	TCK	100	100
939	12/07/2012	3	OUT BUILDING	5,200	02/05/2013	MR	100	100
1	01/05/2010	2	ADD	400,000	01/18/2011	JH	100	100
99	03/03/1997	5	OTHER	4,000	06/25/1998	BC	100	100
98	03/03/1997	7	ALTERATIONS	1,000	06/25/1998	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,143	13 1.00	A 1.00	A 1.00	252,080	1.31	A 1.00	R05 1.15			304,580

TOTAL	40,143 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	304,600	287,400
BUILDING	794,300	749,900
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**1,101,200**	**1,039,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2012	120	21.39	2,300

PHOTO 04/21/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/20/2007	JH
LIST	3/20/2007	EST
REVIEW	4/29/2022	MR

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,360	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,343
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,320	1995	326.86	431,454
B	SOL	N	SOLARIUM	256		153.95	39,411
C	AGR	N	ATT GARAGE	308		56.01	17,250
D	BMU	N	BSMT UNFINISHED	1,040		74.87	77,865
D	USF	L	UPPER STORY FIN	1,040	1995	233.83	243,186
+	WDK	N	WOOD DECK	634		51.98	32,955
F	OPA	N	OPEN PORCH	56		66.30	3,713
	F21	O	FPL 2S 1OP	1		13,460.20	13,460
	ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202

TOTAL RCN	872,840
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	$794,300