

Key: 809

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 830

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCHERZO CARMEN TRUSTEE BOX 25 BREWSTER, MA 02631				91-3-0				22 RING ROCK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCHERZO CARMEN TRUSTEE				07/22/2015	F	1 29027-327					
SCHERZO JUDITH H				12/30/2009	H	100 24271-206					
HUNT BERNICE HAYES				02/03/1986	XX	1 4910-221					

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	%
301	05/05/2015	7	ALTERATIONS	13,200	05/06/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,160 6	1.00	A	1.00	A	1.00	1,753,600	4.83	20	0.80	BEX 10.00	1,587,800

TOTAL	8,160 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE T=ROW TO ASSOCIATION BEACH	LAND	1,587,800	1,498,000			
St Ind	AVERAGE		BUILDING	241,100	227,600			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,832,100</b>	<b>1,728,800</b>				

DETACHED

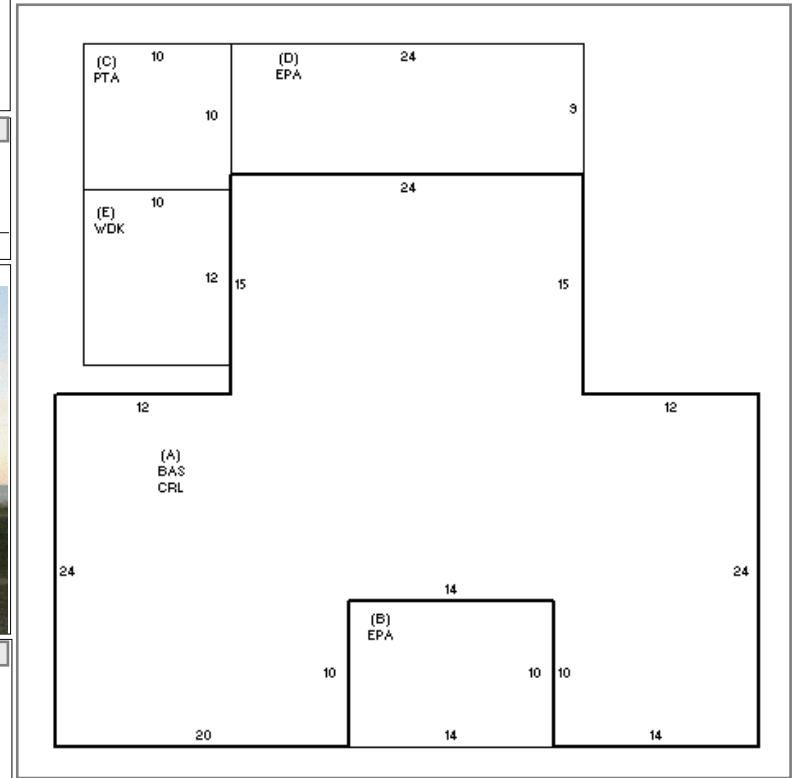
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/25/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/8/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	1.000
\$NLA(RCN)	\$283	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,026	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	1	HARDWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,372		22.88	31,393
A	BAS	L	BASE AREA	1,372	1949	228.51	313,510
+	EPA	N	ENCLOSED PORCH	356		63.43	22,581
C	PTA	N	PATIO	100		16.96	1,696
E	WDK	N	WOOD DECK	120		36.34	4,361
	F11	O	FPL 1S 1OP	1		7,079.50	7,080
	ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239

TOTAL RCN	388,883
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$241,100