

Key: 8265

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.502

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ROTTI JOSEPH & ROTTI JAMES 91 SEWELL STREET SHREWSBURY, MA 01545		93-5-0		17 HAMILTON CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ROTTI JOSEPH & CASALE MAUREEN & JOHN T T		04/14/2023	O	1,335,000	35734-124
CASALE JOHN T & MAUREEN		02/18/2016	F	1	29458-270
		09/26/1997	A	100	10973-78

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 %
23-394	04/19/2023	7	ALTERATIONS	26,000	05/22/2024	TCK	100 100
768	04/14/2023	16	MLS REVIEW	1,335,000	04/17/2024	JMG	100 100
719	12/17/2004	1	NEW CONSTRUC	175,000	08/08/2007	JH	100 100
	11/19/2004	6	DEMO	5,000	05/03/2005	JB	100 100
		12	CYCLICAL NON		04/07/2004	JB	100 100

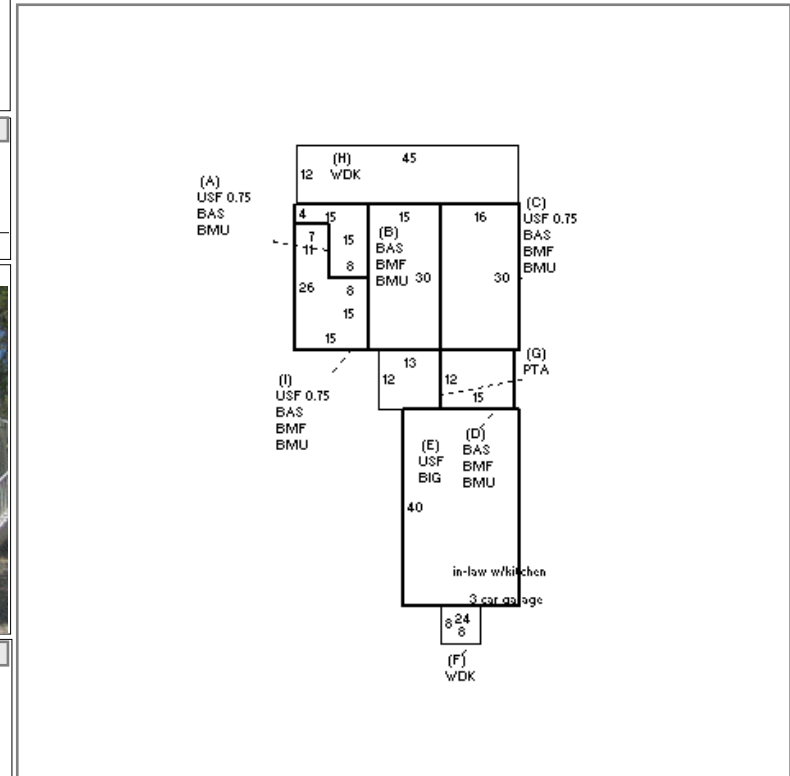
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	28,120	13	1.00	A	1.00	A	1.00	613,760	1.70	20	0.80	PF4	3.50		672,130

TOTAL	28,120 SF	ZONING	N	RL	RL	FRNT	0	ASSESSED	LAND	672,100	PREVIOUS	566,600
Nbhd	NBHD 13	DESC	Accessory Apartment for Family/Caregiver - See ZBA Special Permit 04-23 (Bk 19177 Pg 14) T=LMTD				CURRENT	BUILDING	888,300	PREVIOUS	773,400	
St Ind	AVERAGE	DESC	POND FRONTAGE				OTHER	DETACHED	900	OTHER	0	
Infl	AVERAGE	DESC					TOTAL	OTHER	0	TOTAL	1,561,300	1,340,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	22.01	900



BLDG COMMENTS
Accessory Apartment for Family/Caregiver - See ZBA Special Permit 04-23 (Bk 19177 Pg 14) BMF=FAM RM/OFFICE/GYM/BATH (PER PLANS 7/29/2024)



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2007	JH
MODEL	1		RESIDENTIAL	LIST	8/8/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	0.980
NET AREA	3,218	DETAIL ADJ	0.950
\$NLA(RCN)	\$317	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	5	1.00
FIXTURES	17	\$26,454
GARAGE SPACES	3	1.00
% BSMT FIN	90	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,560		64.99	101,377
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,560	2004	283.38	442,067
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,658	2004	180.45	299,193
ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	1,412		37.25	52,598
FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	960		55.79	53,557
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	604		45.98	27,774
HEATING/COOL	9	WARM/CL AIR	1.03	G	PTA	N	PATIO	156		17.72	2,765
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		12,534.50	12,535
					KIT	O	XTRA KITCHEN	1		2,679.50	2,680

TOTAL RCN	1,020,999
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$888,300