

Key: 8281

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.520

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CURRENT OWNER		PARCEL ID		LOCATION	
MANZI MELISSA R & EDWARD F JR TRUSTEES THE MELISSA R MANZI 2017 TRUST 27 BLACKSMITH ROW GROTON, MA 01450		81-2-0		323 HAMILTON CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANZI MELISSA R & EDWARD		06/18/2021	F	1 (226662)	
MANZI MELISSA		06/23/2017	QS	997,000 (213366)	
GALLI ANNEMARIE D		07/09/2007	QS	980,000 (183592)	

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	%
514	06/23/2017	15	SALE REVIEW	997,000	07/16/2018	JMG	100	100
	06/21/2014	3	OUT BUILDING	3,800	06/17/2015	MW	100	100
644	11/08/2011	12	CYCLICAL NON		03/07/2013	SF	100	100
43	01/25/2008	7	ALTERATIONS	4,500	03/09/2012	MR	100	100
		7	ALTERATIONS	20,000	04/26/2010	JH	100	100

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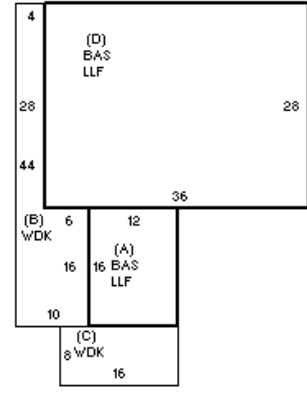
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00
300	A	0.043	13	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00
												1,061,720
												1,810

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TOTAL	1.420 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E				LAND	1,063,500	1,003,400
St Ind	AVERAGE			BUILDING	492,600	470,500			
Infl	AVERAGE			DETACHED	3,900	3,900			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,560,000</b>	<b>1,477,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00	15 0.85 12X16	2007	192	12.50	2,000
SHF	A	1.00	10 0.90 8X12	2014	96	22.01	1,900

PHOTO 02/03/2021



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BUILDING	CD	ADJ	DESC	MEASURE	2/3/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/3/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/10/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	579,516			
NET AREA	2,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,200	1984	147.14	176,567	CONDITION ELEM	CD			
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,200	1984	304.67	365,609	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	400		47.04	18,816	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		9,164.40	9,164	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	G			
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	G			
				HEATING/COOL	1	FORCED AIR	1.00													
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$492,600	