Key: 8427

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,666

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VITO RALPH S & ALYCE A TRUSTEES 114 CROWELLS BOG ROAD TRUST 37 MOUNT VERNON AVENUE MELROSE, MA 02176	61-27-0	114 CROWELLS BOG ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VITO RALPH S & ALYCE A TR	06/06/2019	J	1	32071-52
VITO RALPH S & ALYCE A TR	06/06/2019	J	1	32071-54
VITO RALPH S & ALYCE A TR	06/06/2019	J	125,000	32071-45

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

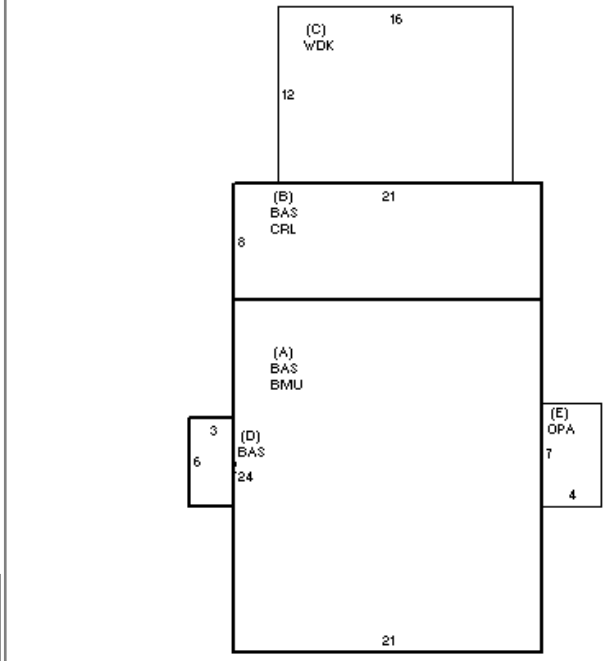
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-22	02/01/2024	7	ALTERATIONS	23,450			0	0
NP		12	CYCLICAL NON		03/05/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,166	13 1.00	A 1.00	A 1.00	767,200	2.29	A 1.00	PF4 3.50			774,630

TOTAL	19,166 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 13	NOTE	LOC		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	774,600	730,800
BUILDING	109,400	104,800
DETACHED	0	0
OTHER	0	0
TOTAL	**884,000**	**835,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/13/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/13/2021	TCK
LIST	2/13/2021	EST
REVIEW	3/18/2021	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	690	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,486
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	504		42.62	21,478
B	CRL	N	BSMT CRAWL	168		19.36	3,252
C	WDK	N	WOOD DECK	192		24.99	4,798
+	BAS	L	BASE AREA	690	1970	185.43	127,946
E	OPA	N	OPEN PORCH	28		31.88	893

TOTAL RCN	160,853

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1970 / 53	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$109,400