Key: 869

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 900

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DISTEFANO RAFFAELLO &	90-39-0	28 CROSS STREET
DISTEFANO DEBORAH		
65 CARRIAGE HOUSE LANE		
WRENTHAM, MA 02093		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DISTEFANO RAFFAELLO &	10/10/2012	QS	668,000	26747-55
COTTER MARY LYNN & WALTER	07/12/1999	F	1	12399-265
COTTER WALTER	05/18/1993	QS	180,000	8579-201

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

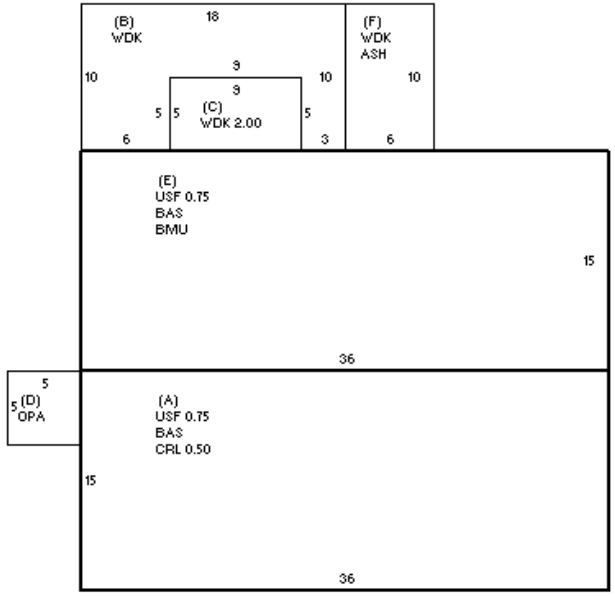
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		04/24/2024	NF	100	100
23-63	01/19/2023	7	ALTERATIONS	2,189	04/24/2024	NF	100	100
526	10/01/2008	7	ALTERATIONS	4,000	04/08/2009	JH	100	100
NP		12	CYCLICAL NON		10/16/2007	REO	100	100
572	11/05/1996	2	ADD	75,000	03/03/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,160	6 1.00	A 1.00	A 1.00	964,480	4.83	A 1.00	BG- 4.40			873,290

TOTAL	8,146 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	873,300	823,900
BUILDING	361,300	342,700
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,236,100**	**1,168,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X10		100	22.01	1,500

PHOTO 05/18/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/24/2020	NF
LIST	10/16/2007	REO
REVIEW	5/18/2024	EMZ

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,890	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
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	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	270		31.27	8,444
+	BAS	L	BASE AREA	1,080	1972	269.13	290,659
+	USF	L	UPPER STORY FIN	810	1972	187.43	151,819
+	WDK	N	WOOD DECK	285		40.38	11,507
D	OPA	N	OPEN PORCH	25		51.50	1,288
E	BMU	N	BSMT UNFINISHED	540		68.85	37,180
F	ASH	N	ATT SHED	60		28.81	1,728
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	523,602

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

EFF.YR/AGE	1972 / 51	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$361,300