

Key: 100

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 105

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BALDASSARI NICHOLAS J & HEATHER C 32 LESTER GRAY DRIVE WALPOLE, MA 02081		38-68-0		58 ARNOLDS CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BALDASSARI NICHOLAS J & H		12/20/2018	QS	610,000	(218212)
FAUSER DOUGLAS J		04/29/2013	A	600,000	(200164)
FAUSER DOUGLAS J TRUSTEE		05/23/2008	F		(DOC# 1,090,539)

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 %
444	05/17/2021	7	ALTERATIONS	52,950	04/27/2022	TCK	100 100
269	03/26/2019	7	ALTERATIONS	6,000	07/07/2020	NF	100 100
NP		12	CYCLICAL NON		08/27/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	43,560	2	1.00	A	1.00	A	1.00	767,200	1.24	A	1.00	R12	3.50		952,860

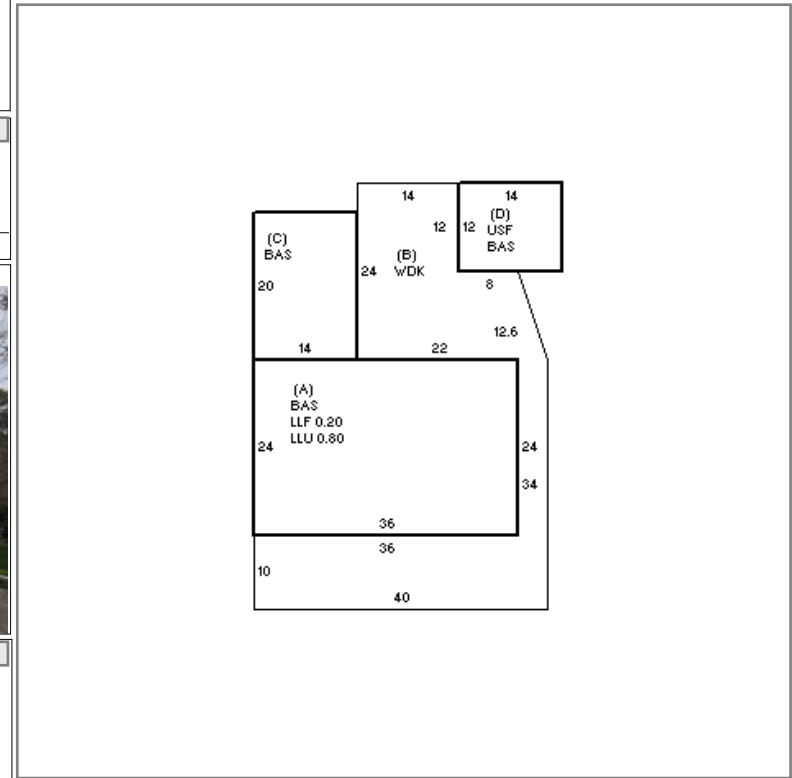
TOTAL	43,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	952,900	719,200
St Ind	AVERAGE		LAND	379,200	362,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,332,100	1,082,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/27/2022
									

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	9/15/2007	RM
STYLE	1	1.00	RANCH [100%]	REVIEW	5/4/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	519,397
NET AREA	1,653	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	691		90.55	62,572	CONDITION ELEM	CD
\$NLA(RCN)	\$314	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	173	1972	153.51	26,557	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	952		41.16	39,184	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,312	1972	258.83	339,578	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UPPER STORY FIN	168	1972	195.01	32,762	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		8,018.90	8,019	HEAT/ELEC	G
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
				FUEL SOURCE	1	OIL	1.00										

MEASURE	3/6/2018	NF	BLDG COMMENTS
LIST	9/15/2007	RM	3 Bedroom Septic (2018)
REVIEW	5/4/2022	MR	



CAPACITY	UNITS	ADJ	EFF.YR/AGE	1979 / 44
STORIES	1	1.00	COND	27 27 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	27 % GD 73
FIXTURES	6	\$8,190	RCNLD	\$379,200
GARAGE SPACES	0	1.00		
% BSMT FIN	18	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		