

Key: 12637

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.096

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LOMENZO PETER T JR ET AL TRUSTEES REMINGTONS TRUST 61 A P NEWCOMB ROAD BREWSTER, MA 02631		25-75-0		61-63 A P NEWCOMB ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LOMENZO PETER T JR ET AL		05/05/2022	QS	1,291,875	35099-131
MULLIN PETER J & LISA J		11/02/1998	G	100,000	11807-346

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-1315	06/12/2024	7	ALTERATIONS	100,000			0 0
361	07/05/2005	14	CYCLICAL GRO		02/14/2018	NF	100 100
362	07/05/2005	2	ADD	25,000	04/07/2010	JH	100 100
574	09/26/2002	2	ADD	3,500	02/05/2008	JH	100 100
		1	NEW CONSTRUC	220,000	04/07/2010	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	12M	1.00	A	1.00				348,850
300	A	2,500	12	1.00	12M	1.00	A	1.00	RM5	1.15		34,500

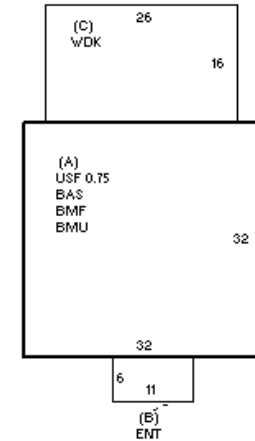
TOTAL	3.877 Acres	ZONING	RM	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	SUBDIV OF LOT 51-4 FOR F/Y 2000 LOT 3 ON PLAN O 541/49 RELEASE OF SAND RIGHTS				LAND	383,400	361,600
St Ind	STONYBROOK	T BK.12492 PG.235				BUILDING	699,700	668,700
Infl	AVERAGE	E				DETACHED	8,400	8,400
						OTHER	263,400	248,500
						TOTAL	1,354,900	1,287,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	V	1.50	01 1.00		168	31.16	5,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2009	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/13/2018	TD
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,070				
NET AREA	1,792	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,024		87.60	89,705	CONDITION ELEM	CD				
\$NLA(RCN)	\$470	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	1,024		52.86	54,127	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,024	2000	405.39	415,121	INTERIOR	A				
				ROOF COVER	5	SLATE	1.00	A	USF	L	UPPER STORY FIN	768	2000	285.24	219,064	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	B	ENT	N	ENCLOSED ENTRY	66		180.33	11,902	BATHS	A				
				INT FINISH	1	PLASTER	1.00	C	WDK	N	WOOD DECK	416		60.82	25,300	HEAT/ELEC	A				
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			15,749.30	15,749						
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	2000 / 23		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$699,700		

