

Key: 1274

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.386

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CASTALDI PETER J & MARTINEZ-CASTALDI CAROLINA 90 CLAY STREET #2 CAMBRIDGE, MA 02140				101-33-0				175 FOX MEADOW DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASTALDI PETER J & SANTAGATI JR ANTHONY J & JOUDREY VIRGINIA F TRUST				09/13/2019	O	392,500	(220524)				
				04/16/2009	QS	368,000	(188366)				
				05/01/1998	F	100	(148366)				

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	%
71	01/25/2021	7	ALTERATIONS	16,000	04/27/2022	TCK	100	100
852	11/30/2020	7	ALTERATIONS	150,000	04/27/2022	TCK	100	100
	09/13/2019	15	SALE REVIEW	392,500	06/26/2020	JMG	100	100
		12	CYCLICAL NON		03/07/2007	JH	100	100

LAND

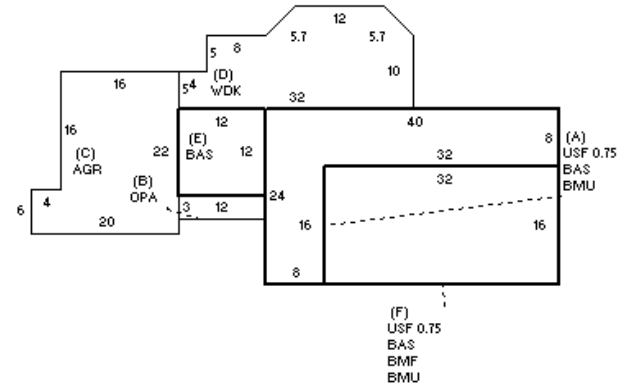
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,937	13	1.00	13K	1.00	A	1.00	252,080	2.32	A	1.00	R04	1.15		253,940

DETACHED

TOTAL	18,937 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	253,900	239,600			
St Ind	FOX MEADOW		BUILDING	477,900	451,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>731,800</b>	<b>691,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/27/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/26/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/4/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FAM RM/BEDRM  
INTERIOR EST PER PLANS 4/27/22

INDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	562,230			
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		60.77	58,339	CONDITION ELEM	CD			
\$NLA(RCN)	\$308	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	720	2020	189.36	136,342	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	36		51.50	1,854	INTERIOR	V			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	376		42.62	16,024	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	364		40.38	14,697	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,104	1972	261.51	288,709	HEAT/ELEC	G			
				HEATING/COOL	9	WARM/CL AIR	1.03	F	BMF	N	BSMT FINISH	512		41.54	21,271					
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,455.50	10,456						
												ODS	O	OUTDOOR SHOWER	1	2,487.50	2,488			
																EFF.YR/AGE	2003 / 20			
																COND	15 15 %			
																FUNC	0			
																ECON	0			
																DEPR	15 % GD	85		
																RCNLD	\$477,900			