

Key: 12836

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.184

LEGAL

LAND

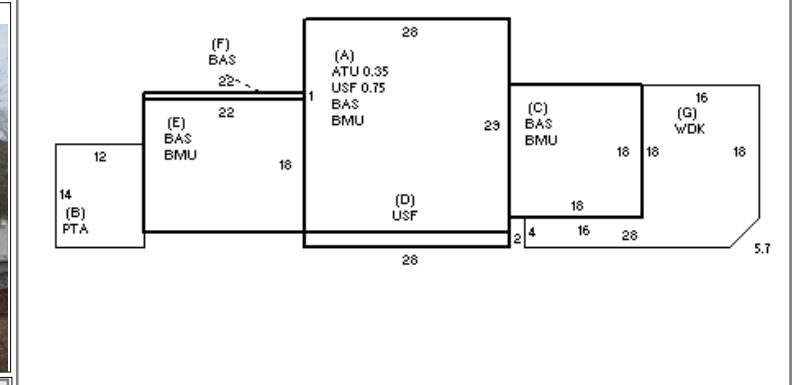
CURRENT OWNER		PARCEL ID		LOCATION	
ANTI DENNIS R & SUSAN CO TRSTE DENNIS R ANTI REVOCABLE TRUST 4 VALLEY VIEW DRIVE WILBRAHAM, MA 01095		98-1-0		25 CAPTAINS VILLAGE LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ANTI DENNIS R & SUSAN CO		11/30/2011	F	10	25880-198
ANTI DENNIS R & KAREN H		05/30/2008	QS	665,000	22949-269
SULLIVAN PAUL P		09/24/1999	J	30,000	12561-261

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 %
660	12/16/2010	2	ADD	8,000	01/07/2011	JH	100 100
77	01/29/2007	2	ADD	25,000	01/01/2008	JH	100 100
138	03/17/2006	2	ADD	35,000	08/03/2007	JH	100 100
137	03/17/2006	2	ADD	5,000	08/03/2007	JH	100 100
769	12/29/2005	2	ADD	45,000	08/03/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	RM2	0.90		273,010
300	A	0.003	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		30

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	SUBDIV OF LOTS 18,18-2,18-3 & 93 FOR F/Y 2001 LOT 16 ON PLAN BOOK 552/23			LAND	273,000	257,600
St Ind	AVERAGE		BUILDING	726,000	693,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	159,600	152,500			
					<b>TOTAL</b>	<b>1,158,600</b>	<b>1,104,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/3/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/29/2021	MR
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,219	DETAIL ADJ	1.000
\$NLA(RCN)	\$376	OVERALL	1.060

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	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	TOTAL RCN	834,530
+	BMU	N	BSMT UNFINISHED	1,532		66.94	102,556	CONDITION ELEM	CD
A	ATU	N	ATTIC UNF	284		67.93	19,291	EXTERIOR	G
B	PTA	N	PATIO	168		19.22	3,228	INTERIOR	G
C	BAS	L	BASE AREA	324	2007	307.28	99,558	KITCHEN	G
+	USF	L	UPPER STORY FIN	665	1985	233.85	155,513	BATHS	G
+	BAS	L	BASE AREA	1,230	1985	307.28	377,951	HEAT/ELEC	G
G	WDK	N	WOOD DECK	408		49.86	20,344	EFF.YR/AGE	2007 / 16
F31	O		FPL 3S 1OP	1		27,542.60	27,543	COND	13 13 %
GFP	O		GAS FIREPLACE	1		3,976.30	3,976	FUNC	0
ODS	O		OUTDOOR SHOWER	1		3,071.90	3,072	ECON	0
								DEPR	13 % GD 87
								RCNLD	\$726,000

DETACHED

BUILDING

LAND

Key: 12836

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.185

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION
ANTI DENNIS R & SUSAN CO TRSTE DENNIS R ANTI REVOCABLE TRUST 4 VALLEY VIEW DRIVE WILBRAHAM, MA 01095	98-1-0	25 CAPTAINS VILLAGE LANE
	TRANSFER HISTORY	DOS T SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

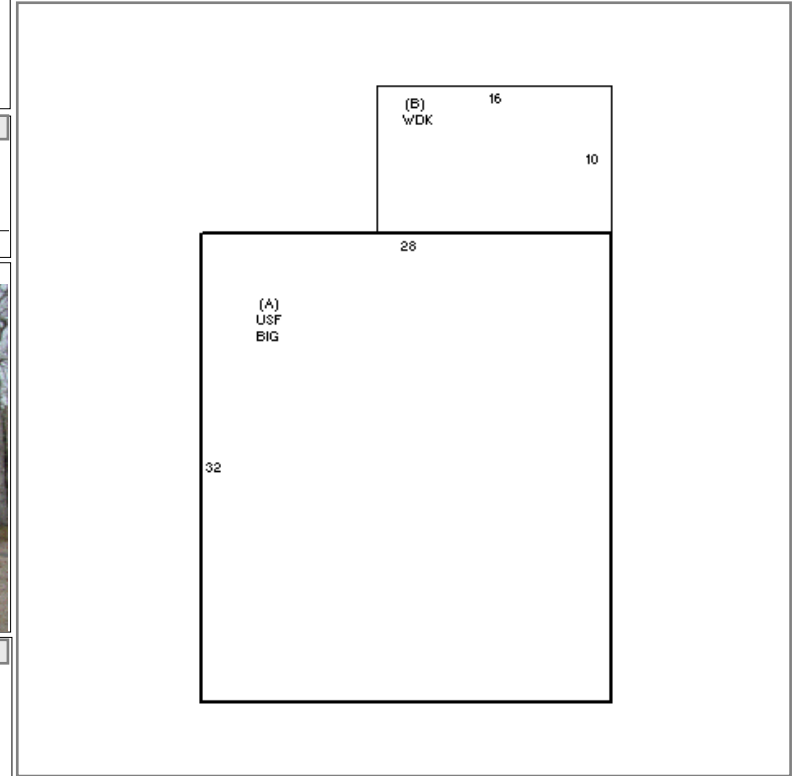
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	159,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/3/2007	JH
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	1/29/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	896	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	0.860
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,354	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	896		40.90	36,646
EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	896	2006	156.50	140,220
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		33.71	5,394
ROOF COVER	1	ASPH/CMP SH	1.00								
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	15	HTWT+DCTLS AC	1.01								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	185,615
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$159,600