

Key: 1949

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.096

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MANNO JOSEPH B & MELISSA D 6 OLD ORCHARD LANE LITTLETON, MA 01460				57-12-0				25 BREAKWATER ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MANNO JOSEPH B & MELISSA				08/31/2020	QS	770,000	33218-216					
TAUSEK PAUL J & ANN E				07/15/2005	QS	650,000	20049-257					
EDMONDSON CAROL M				10/15/2003	F	1	17795-064					

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	%
216	08/31/2020	15	SALE REVIEW	770,000	03/03/2021	JMG	100	100
639	03/19/2018	7	ALTERATIONS	7,400	04/17/2018	NF	100	100
905	08/18/2017	5	OTHER	1,436	04/17/2018	NF	100	100
353	11/03/2014	7	ALTERATIONS	14,628	06/01/2015	MW	100	100
	08/31/2009	2	ADD	20,000	04/12/2010	JH	100	100

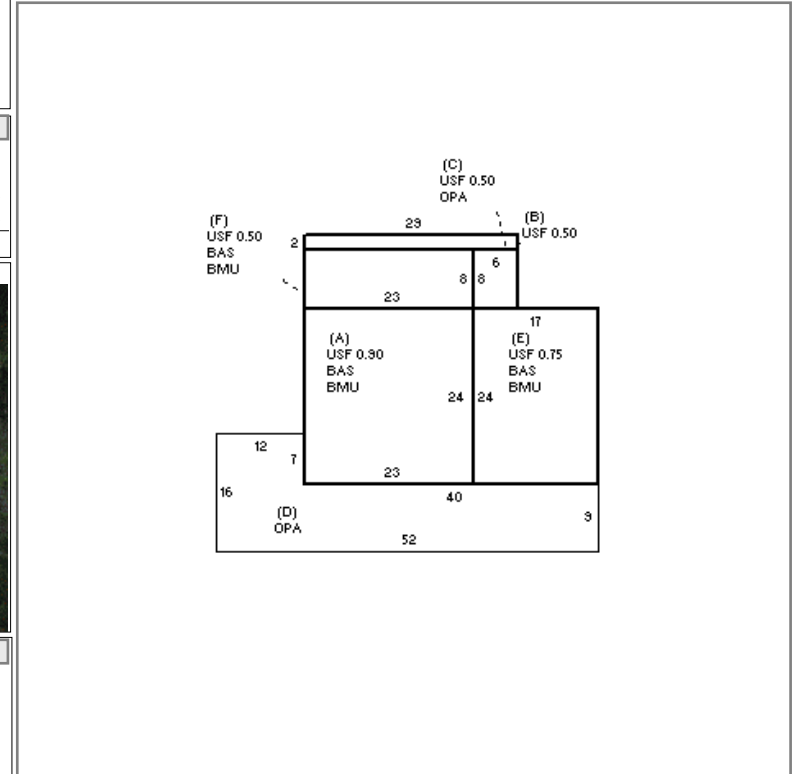
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,454	4	1.00	A	1.00	A	1.00	482,240	3.86	A	1.00	R10	2.20			446,980

TOTAL	10,454 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E Area corrected for FY 13 per plan.	LAND	447,000	421,700			
St Ind	AVERAGE		BUILDING	621,400	587,200			
Infl	AVERAGE		DETACHED	2,600	2,600			
			OTHER	0	0			
		TOTAL		1,071,000	1,011,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	15 0.85	10X12	2005	120	25.67	2,600



BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/7/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/3/2021	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	776.764		
NET AREA	2,092	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,144		71.14	81,388	CONDITION ELEM	CD		
\$NLA(RCN)	\$371	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,144	1960	319.91	365,975	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	948	229.28	217,361	INTERIOR	G		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	600		63.00	37,800	KITCHEN	G			
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		12,790.30	12,790	BATHS	G			
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	2		3,938.15	7,876	HEAT/ELEC	A			
BATHROOMS	3	1.00	HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043					
FIXTURES	13	\$21,294	FUEL SOURCE	2	GAS	1.00		WPL	O	WHIRLPOOL	3		9,745.27	29,236					
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	1	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	1993 / 30		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$621,400		