

Key: 1983

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.136

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
LANZETTA DENNIS JR & GIULIANO GINA M		57-51-0		5 MOLDSTAD LANE			
5 MOLDSTAD LANE BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		LANZETTA DENNIS JR & HANLON RUTH A		04/29/2002	QS	275,000	15095-312
				07/23/1965	XX		1306-679

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 %
648	09/28/2020	7	ALTERATIONS	4,000	02/26/2021	NF	100 100
36	01/15/2016	1	NEW CONSTRUC	40,000	02/23/2017	NF	100 100
913	10/22/2013	5	OTHER	10,000	08/09/2014	RJM	100 100
689	08/23/2013	1	NEW CONSTRUC		08/09/2014	RJM	100 100
689	08/23/2013	1	NEW CONSTRUC	100,000	06/12/2015	MW	100 100

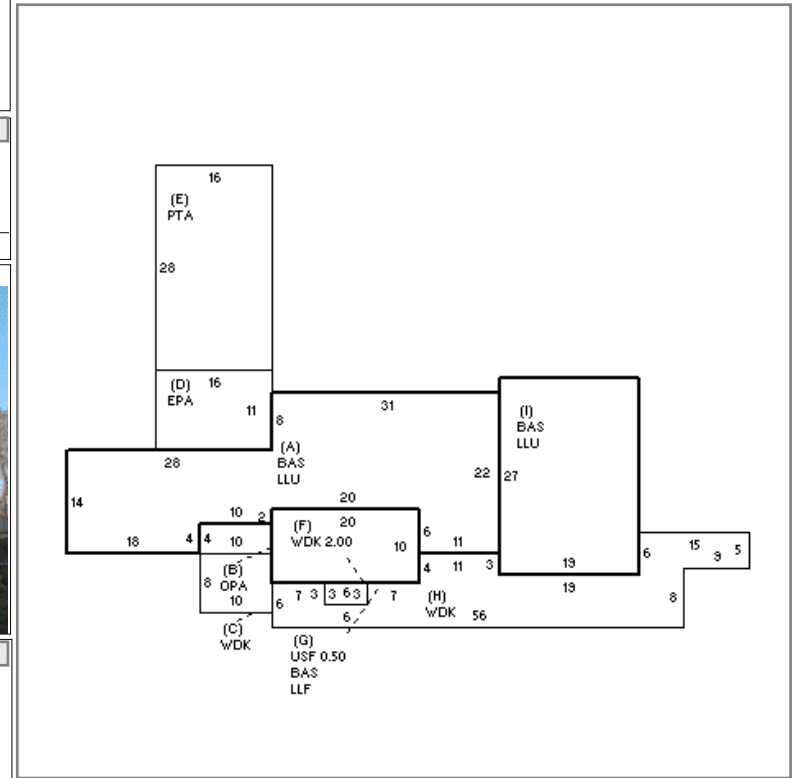
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,188	11	1.00	A	1.00	A	1.00	R07	1.70		415,340

TOTAL	30,188 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	415,300	391,800			
St Ind	AVERAGE		BUILDING	511,200	482,600			
Infl	AVERAGE		DETACHED	22,600	22,300			
			OTHER	0	0			
			TOTAL	949,100	896,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		120	25.67	2,800
HTB	A	1.00	20 0.80		1	4,058.10	3,200
DGF	V	1.50	15 0.85	18X24	2016	45.22	16,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/26/2021	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	11/2/2021	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	709,962			
NET AREA	1,927	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,427		88.74	126,633					
\$NLA(RCN)	\$368	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,114	1964	278.29	310,014					
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	40		58.80	2,352					
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	584		46.10	26,922					
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	176		89.94	15,829					
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	448		14.96	6,702					
				HEATING/COOL	9	WARM/CL AIR	1.03	G	LLF	L	LOWER LEVEL FIN	200	1964	171.93	34,385					
				FUEL SOURCE	2	GAS	1.00	G	USF	L	UPPER STORY FIN	100	1964	218.41	21,841					
									I	BAS	L	BASE AREA	513	2013	278.29	142,762				
									F11	O	FPL 1S IOP	1		8,981.10	8,981					
									ODS	O	OUTDOOR SHOWER	1		2,840.00	2,840					
																EFF.YR/AGE	1977 / 46			
																COND	28	28 %		
																FUNC	0			
																ECON	0			
																DEPR	28	% GD	72	
																RCNLD				\$511,200