

Key: 2046

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.198

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GALANTE JOHN J & PATRICIA C/O BERGERON AMY B & TIMOTHY P 47 MILLERS BROOK DRIVE CUMBERLAND, RI 02864				48-44-0				70 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERGERON AMY B & TIMOTHY				05/17/2024	QS	895,000	36369-42				
GALANTE JOHN J & PATRICIA				05/26/1983	XX	47,900	3751-342				

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	%
497	08/28/2000	5	OTHER	5,000	02/09/2000	LB	100	100
141	03/20/2000	5	OTHER	3,000	02/09/2000	LB	100	100
541	09/21/1999	1	NEW CONSTRUC	165,000	02/09/2000	LB	100	100
540	09/02/1999	6	DEMO	5,000	02/09/2000	LB	100	100

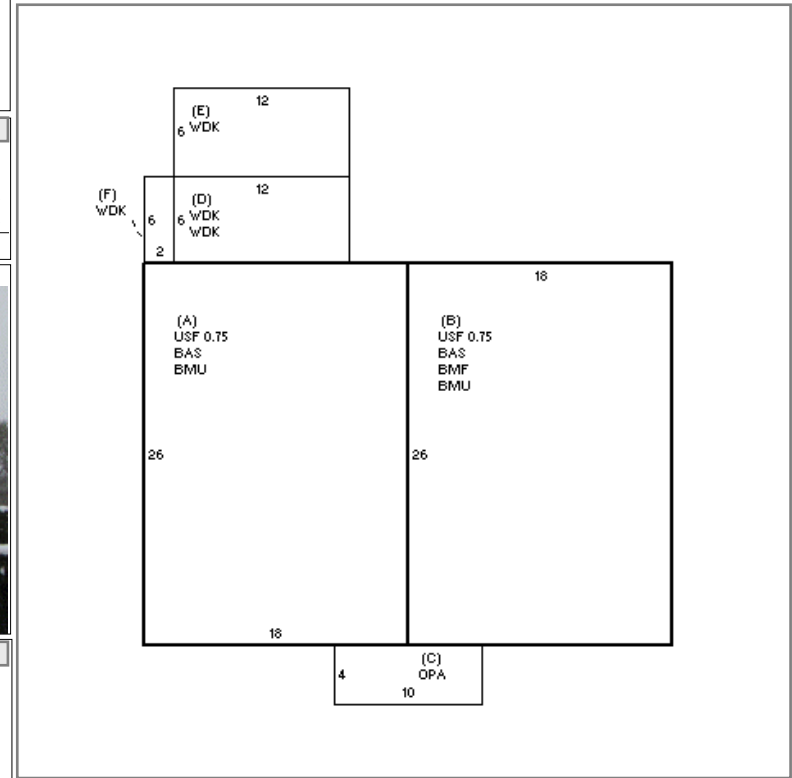
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	26,900	11	1.00	11A	1.00	A	1.00	274,000	1.75	A	1.00	R06	1.25		296,530

TOTAL	26,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	296,500	279,800	BUILDING	407,300	384,700
St Ind	FIDDLERS LANE		DETACHED	1,900	1,900	OTHER	0	0
Infl	AVERAGE		TOTAL	705,700	666,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X16		128	21.39	1,900



BLDG COMMENTS
INFO @ DOOR (2/19/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/19/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/5/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		60.18	56,329	
\$NLA(RCN)	\$300	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	936	1999	271.54	254,166	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	702	1999	187.52	131,642
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	468		41.14	19,255		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	40		51.00	2,040		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	228		39.99	9,117		
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1			7,789.70	7,790		
FIXTURES	6	\$7,956	FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,463.30	2,463		
GARAGE SPACES	0	1.00														
% BSMT FIN	50	1.00														
# 1/2 BATHS	0	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	490,757 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	\$407,300		