

Key: 2050

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.202

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MARTINER JOHN W & ELIZABETH B TRUSTEES		48-43-0	80 FIDDLERS LANE			
237 NORTH MAIN STREET APT 425 SOUTH YARMOUTH, MA 02664		TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		MARTINER JOHN W & ELIZABE		06/18/1996	F	100 10259-26

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	%
409	06/23/2006	3	OUT BUILDING	2,500	12/05/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,700	11	1.00	11A 1.00 A 1.00	274,000	2.57	A	1.00	R06	1.25	270,180

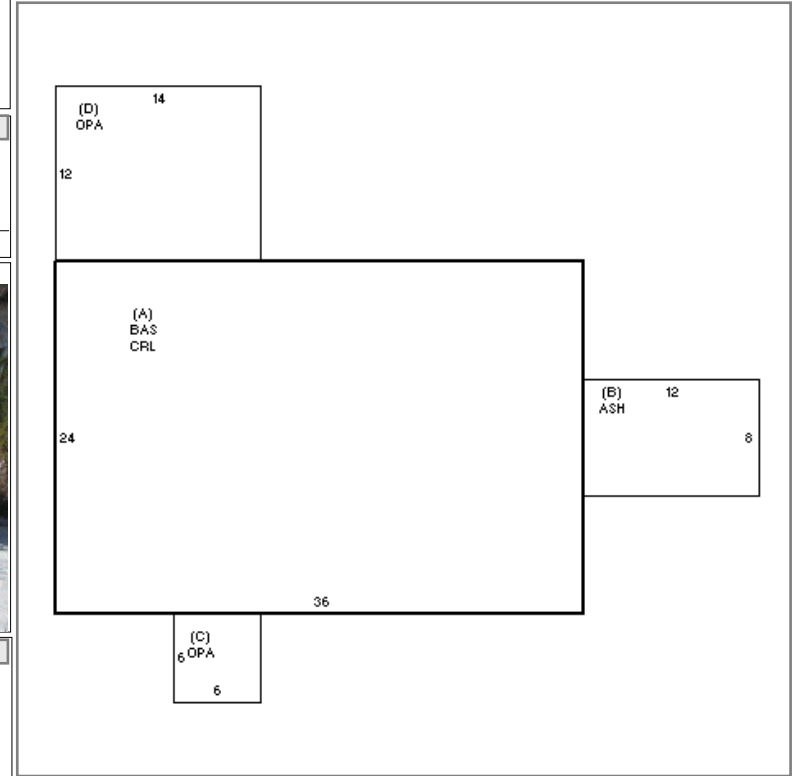
TOTAL	16,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	EASEMENT GRANTED OVER THIS LOT TO ABUTTER JOHN & PATRICIA GALANTE BK.13575/83	LAND	270,200	254,900			
St Ind	FIDDLERS LANE		BUILDING	144,000	135,900			
Infl	AVERAGE		DETACHED	2,200	2,200			
			OTHER	0	0			
			TOTAL	416,400	393,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2006	120	21.39	2,200



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/12/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/5/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	864		20.50	17,714
\$NLA(RCN)	\$249	OVERALL	0.850	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1967	211.20	182,478
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	96		21.40	2,055
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	204		38.25	7,803
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		1,847.50	1,848
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,984
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	214,880
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1967 / 56
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$144,000