**Key: 2391**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,546

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SANTOS MICHAEL & CASSANDRA<br>53 BRIDLE PATH ROAD<br>BREWSTER, MA 02631 | 5-66-0 | 53 BRIDLE PATH ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SANTOS MICHAEL & CASSANDR | 03/13/2015 | QS | 238,250 | 28738-271 |
| TOOLE LAWRENCE E | 07/17/1973 | XX | | 1900-93 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 878 | 12/10/2020 | 7 | ALTERATIONS | 8,000 | 01/14/2021 | NF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 16,148 | 12 1.00 | 12L 1.00 | A 1.00 | 219,200 | 2.64 | A 1.00 | R03 1.00 | | | 214,850 |

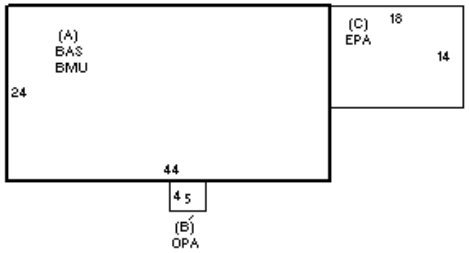
| TOTAL | 16,148 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 12 | NOTE | | | |
| St Ind | BRIDLEPATH | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 214,900 | 202,700 |
| BUILDING | 261,200 | 246,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **476,100** | **449,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 01/14/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 2/7/2018 | NF |
|---|---|---|
| LIST | 2/7/2018 | EST |
| REVIEW | 1/28/2021 | MR |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,056 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $353 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $3,900 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,056 | | 56.46 | 59,625 |
| A | BAS | L | BASE AREA | 1,056 | 1973 | 261.29 | 275,922 |
| B | OPA | N | OPEN PORCH | 20 | | 50.00 | 1,000 |
| C | EPA | N | ENCLOSED PORCH | 252 | | 72.45 | 18,257 |
| | BMG | O | BSMT GARAGE | 1 | | 4,447.00 | 4,447 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 |

| TOTAL RCN | 373,203 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1973 / 50 | | |
|---|---|---|---|
| COND | 30 | 30 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 30 | % GD | 70 |
| RCNLD | | | $261,200 |