

Key: 2904

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.085

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
GERARDI DIEGO ANTONIO & SASHA ANNE 89 LONG POND ROAD BREWSTER, MA 02631		56-18-0		89 LONG POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GERARDI DIEGO ANTONIO & S		05/08/2018	QS	840,000	31254-145
RANCOURT MALCOLM J LIFE		03/29/2011	F	100	25345-94
RANCOURT MALCOLM J & MARY		09/08/1977	XX		2578-71

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 %
649	05/08/2018	16	MLS REVIEW	840,000	03/18/2019	JMG	100 100
006	08/23/2017	7	ALTERATIONS	11,700	06/19/2018	NF	100 100
502	01/03/2017	5	OTHER	2,700	06/19/2018	NF	100 100
	08/29/2002	3	OUT BUILDING	1,700	02/25/2008	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	RM4	1.00		303,350
300	A	0.059	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	RM4	1.00		710

DETACHED

TOTAL	1.436 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	304,100	286,900
St Ind	AVERAGE			LAND BUILDING	901,100	862,000			
Infl	AVERAGE			DETACHED	4,600	4,600			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,209,800</b>	<b>1,153,500</b>			

BUILDING

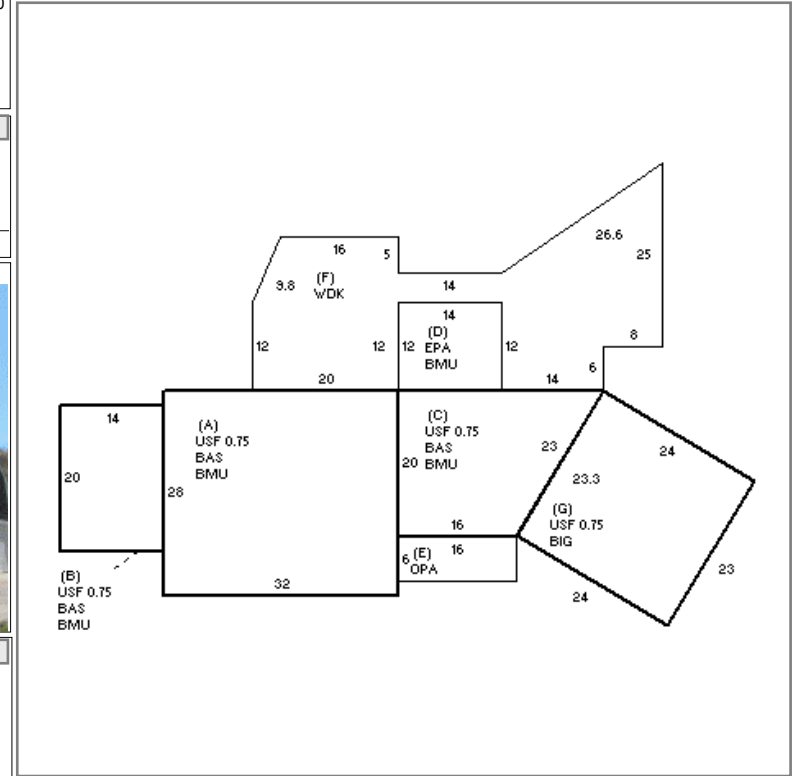
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X12	120	21.39	1,800
SHF	A	1.00	30 0.70	10X14	140	21.39	2,100
SHF	A	1.00	50 0.50	8X8	64	22.01	700

PHOTO 05/08/2019



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/8/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



INDING

YEAR BLT	1988	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,140,680
NET AREA	3,242	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,784		69.73	124,400		
\$NLA(RCN)	\$352	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,616	1988	322.58	521,294		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,626	1988	209.70	340,974		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	EPA	N	ENCLOSED PORCH	168		104.25	17,514		
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	96		68.16	6,543		
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	927		53.44	49,535		
				HEATING/COOL	11	HTWT/CL AIR	1.05	G	BIG	N	BUILT-IN GARAGE	552		66.34	36,619		
				FUEL SOURCE	2	GAS	1.00	F22	O		FPL 2S 2OP	1		17,001.60	17,002		
								ODS	O		OUTDOOR SHOWER	1		3,292.10	3,292		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$901,100	