

Key: 2971

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.153

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CURRENT OWNER				PARCEL ID				LOCATION					
CASTELLANO RAY F & JO ANN L TRUSTEES OF CASTELLANO LIV TR 16 KEITH LANE BREWSTER, MA 02631				65-10-0				16 KEITH LANE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
CASTELLANO RAY F & JO ANN				12/15/2008	F	1	23312-258						
CASTELLANO RAY F & JOANN				04/30/1999	QS	67,000	12236-199						
DONNELLY JOHN J III & POL				04/15/1986	XX	67,000	5021-136						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,128	12	1.00	12H 1.00	A	1.00	252,080	1.31	A	1.00	R06 1.15	304,530

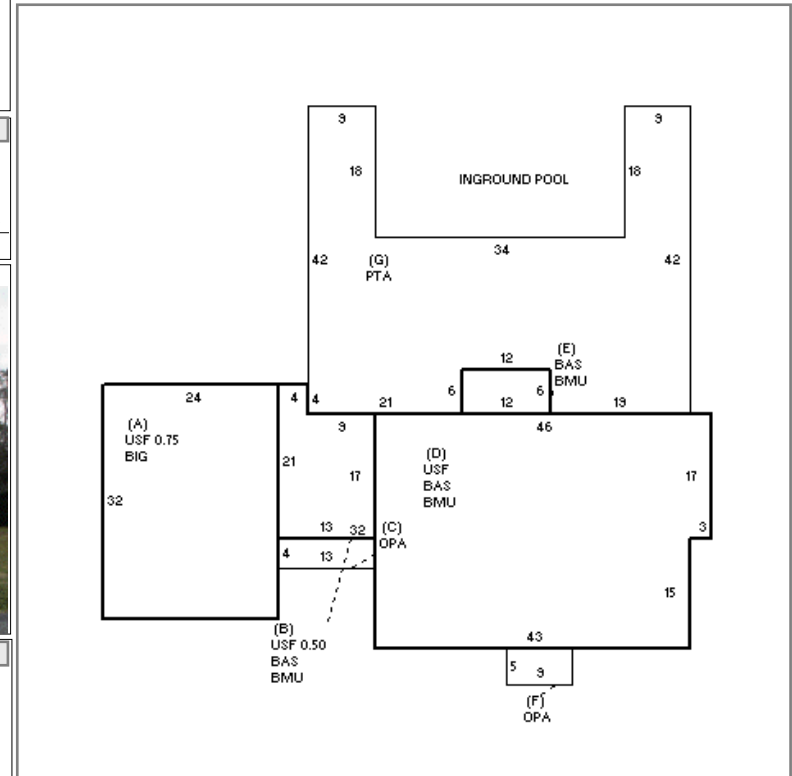
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
84	03/04/2005	12	CYCLICAL NON		03/29/2019	NF	100 100
531	09/09/2004	3	OUT BUILDING	3,500	03/15/2007		100 100
623	10/16/2003	10	INGROUND POO	26,000			100 100
		1	NEW CONSTRUC	600,000	08/02/2004	WH	100 100

TOTAL	40,128 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	304,500	287,300
St Ind	POSSUM WOODS		LAND	1,175,900	1,122,400			
Infl	AVERAGE		DETACHED	27,600	27,200			
			OTHER	0	0			
						TOTAL	1,508,000	1,436,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	15 0.85 18X34	2004	612	46.07	24,000
SHF	G	1.20	10 0.90 16X10	2006	160	24.92	3,600



BLDG COMMENTS
GENERATOR



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BUILDING	CD	ADJ	DESC	MEASURE	3/29/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/29/2019	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/26/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,237,770			
NET AREA	3,858	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	768		65.97	50,664	CONDITION ELEM	CD			
\$NLA(RCN)	\$321	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	2,122	2004	202.97	430,706	EXTERIOR	G			
				ROOF SHAPE	2	HIP	1.00	+	BMU	N	BSMT UNFINISHED	1,736		70.95	123,177	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,736	2004	328.24	569,830	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	97		69.35	6,727	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	1,500		16.54	24,812	HEAT/ELEC	G			
				HEATING/COOL	11	HTWT/CL AIR	1.05	GFP	O	O	GAS FIREPLACE	1		4,336.10	4,336					
				FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUTDOOR SHOWER	1		3,349.80	3,350					
																		EFF.YR/AGE	2018 / 5	
																		COND	5 5 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	5 % GD 95	
																		RCNLD	\$1,175,900	