

Key: 3002

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.193

LEGAL

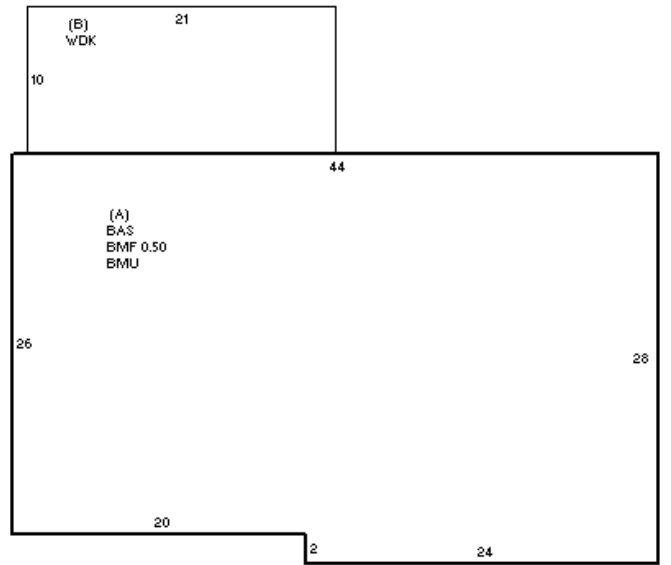
CURRENT OWNER					PARCEL ID			LOCATION				
SPAMPINATO JOHN B SPAMPINATO MARCIA WENDY 115 SNOW ROAD BREWSTER, MA 02631					76-60-0			115 SNOW ROAD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)				
SPAMPINATO JOHN B					03/20/1992	QS	105,000	7929-104				

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	%
510	06/17/2022	7	ALTERATIONS	10,000	03/09/2023	TCK	100	100
908	11/03/2014	7	ALTERATIONS	600	06/18/2015	MW	100	100
		12	CYCLICAL NON		05/03/2013	SF	100	100
404	07/26/2005	7	ALTERATIONS	8,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,102	13	1.00	A	1.00	A	1.00	197,280	2.65	A	1.00	RM3 0.90				193,270

TOTAL	16,102 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	193,300	182,300			
St Ind	AVERAGE		BUILDING	319,300	305,500			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
			TOTAL	513,900	489,100			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 12X10		120	21.39	1,300	03/09/2023

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/1/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FIN STORAGE
INFO @ DOOR (2/1/2021)

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420,071	
NET AREA	1,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		56.46	67,304	CONDITION ELEM CD		
\$NLA(RCN)	\$352	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	596		40.34	24,040		EXTERIOR	A
															INTERIOR		A	
															KITCHEN		A	
															BATHS		A	
															HEAT/ELEC		A	
															EFF.YR/AGE		1986 / 37	
															COND		24 24 %	
															FUNC		0	
															ECON		0	
															DEPR	24 % GD	76	
															RCNLD	\$319,300		

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CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00