

Key: 3385

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.597

LEGAL LAND


CURRENT OWNER				PARCEL ID				LOCATION				
GIANNINI TYLER RICHARD & THILATHAM URAIWAN 16 CORPORAL BURNS ROAD CAMBRIDGE, MA 02138				88-11-0				223 SOUTH POND DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GIANNINI TYLER RICHARD & BENTIVEGNA GUS M & NANCY				10/16/2020	QS	725,000	33369-41	
				HUSSEY JANE K				05/11/2012	QS	527,500	26324-191	
								06/13/2003	QS	475,000	17085-040	

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	%
300	10/16/2020	16	MLS REVIEW	725,000	03/16/2021	JMG	100	100
MLS	04/20/2017	7	ALTERATIONS	16,000	05/29/2018	NF	100	100
208	04/18/2006	5	OTHER		08/27/2012	SAM	100	100
		7	ALTERATIONS	6,000	08/01/2007	JH	100	100
		12	CYCLICAL NON		02/24/2004	JB	100	100

L A N D

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	32,000	13	1.00	13M	1.00	A	1.00	416,480	1.54	A	1.00	PF2	1.90		471,260

TOTAL	32,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	471,300	444,600			
St Ind	LUND FARM		BUILDING	433,900	409,900			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>906,500</b>	<b>855,800</b>			

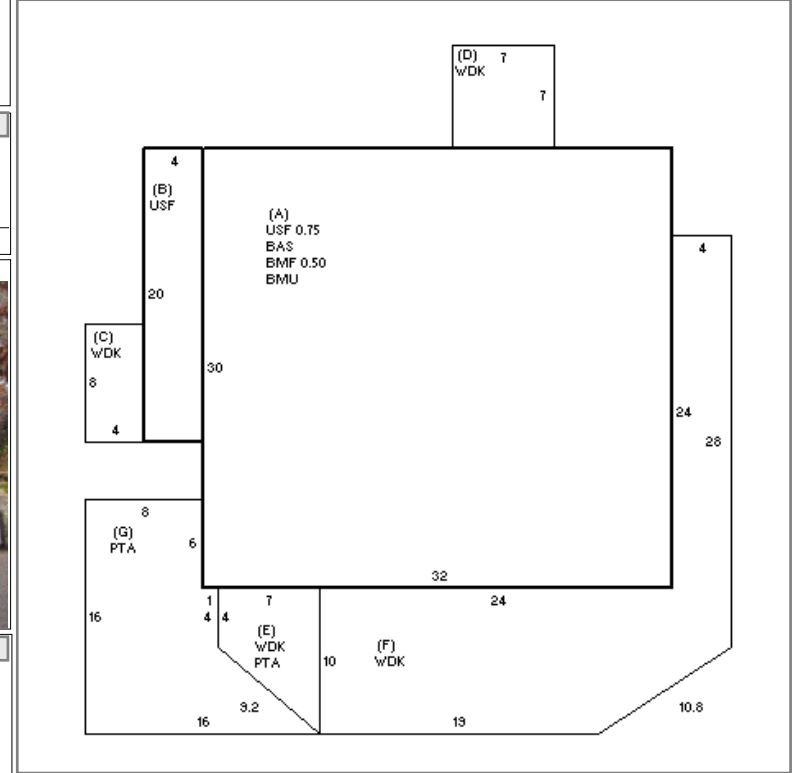
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/30/2020
SHF	A	1.00	10 0.90 8X8		64	22.01	1,300		

BUILDING	CD	ADJ	DESC	MEASURE	12/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/30/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/16/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	570,987
NET AREA	1,760	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		63.60	61,058	CONDITION ELEM	CD
\$NLA(RCN)	\$324	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	480		43.48	20,871	EXTERIOR	A
				ROOF SHAPE	6	SALTBOX	1.00	A	BAS	L	BASE AREA	960	1985	286.98	275,506	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	800	1985	198.19	158,550	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	479		42.26	20,242	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	49		24.86	1,218	HEAT/ELEC	A
				HEATING/COOL	14	ELECT BB+AC	1.01	G	PTA	N	PATIO	159		16.29	2,589		
				FUEL SOURCE	3	ELECTRIC	0.95		BMG	O	BSMT GARAGE	1		4,793.90	4,794		
									F21	O	FPL 2S 1OP	1		10,942.80	10,943		
									ODS	O	OUTDOOR SHOWER	1		2,603.40	2,603		

D E T A C H E D

B U I L D I N G



BLDG COMMENTS

EFF. YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$433,900