

Key: 3414

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.625

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CURRENT OWNER		PARCEL ID		LOCATION			
LUCENTI MARTIN J SR & SILVIA C 183 SOUTH POND DRIVE BREWSTER, MA 02631		88-5-0		183 SOUTH POND DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
LUCENTI MARTIN J SR & SIL		05/21/2007	O	540,000	22041-207		
CHURCH SAMUEL T & ELEANOR		04/25/2006	A	1	20937-292		
CHURCH S THOMAS JR &		01/04/1991	A	1	7404-80		

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 %
204	03/16/2017	7	ALTERATIONS	50,000	05/25/2018	NF	100 100
644	08/09/2013	7	ALTERATIONS	16,000	08/18/2014	RJM	100 100
		12	CYCLICAL NON		04/25/2013	SF	100 100
208	03/30/2012	7	ALTERATIONS	1,000	02/11/2013	MR	100 100
50	01/30/2008	2	ADD	20,000	03/30/2009	JH	100 100

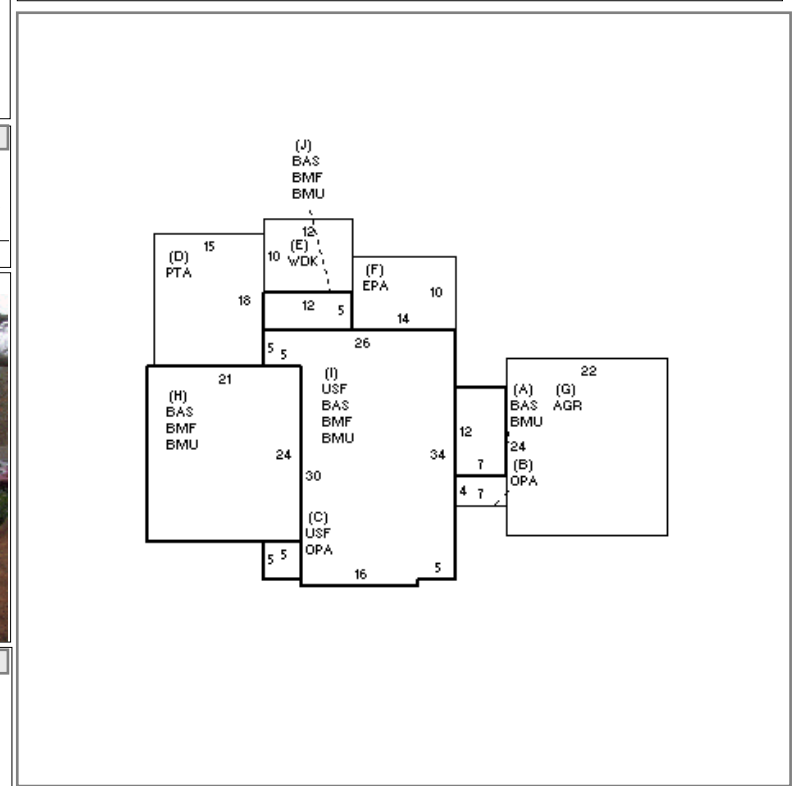
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	13	1.00	13M 1.00	A 1.00	416,480	2.13	A	1.00	PF2 1.90	427,650

TOTAL	21,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	427,700	403,500
St Ind	LUND FARM		LAND	655,100	618,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,082,800</b>	<b>1,022,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
BMF=FAM RM/BEDRM/BATH  
INFO @ DOOR (12/30/20)



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BUILDING	CD	ADJ	DESC	MEASURE	12/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/26/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	2/16/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN				
NET AREA	2,183	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,403		66.31	93,035				
\$NLA(RCN)	\$385	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,403	1973	304.38	427,043				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	53		63.00	3,339				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	780	1973	231.65	180,685				
				FLOOR COVER	6	OTHER	1.00	D	PTA	N	PATIO	270		18.03	4,869				
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	120		49.39	5,927				
				HEATING/COOL	9	WARM/CL AIR	1.03	F	EPA	N	ENCLOSED PORCH	140		101.43	14,200				
				FUEL SOURCE	2	GAS	1.00	G	AGR	N	ATT GARAGE	528		48.88	25,806				
													+	BMF	N	BSMT FINISH	1,319	41.31	54,491
														F22	O	FPL 2S 2OP	1	15,714.70	15,715

TOTAL RCN	839,852
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$655,100