Key: 3424

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,635

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GANDOLFO ANGELO J & BARBARA M TRUSTEES GANDOLFO FAMILY TRUST 40 HORSESHOE WAY BREWSTER, MA 02631	99-24-0	40 HORSESHOE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GANDOLFO ANGELO J & BARBA	07/07/2021	F	1	34278-20
GANDOLFO ANGELO J & BARBA	02/08/1985	XX		4411-257

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

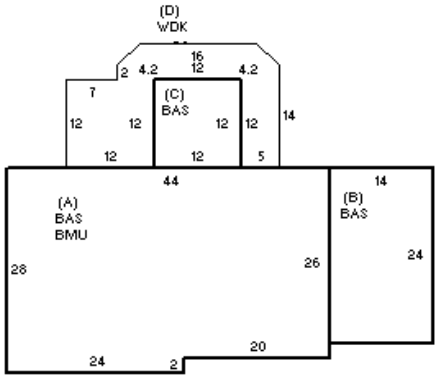
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		04/24/2013	SF	100	100
668	10/27/1994	5	OTHER	11,500	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,328	13 1.00	13M 1.00	A 1.00	252,080	2.10	A 1.00	R04 1.15			259,710

TOTAL	21,328 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	259,700	245,000
BUILDING	374,500	353,600
DETACHED	10,900	10,800
OTHER	0	0
TOTAL	**645,100**	**609,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	25 0.75	20 X 24	1994	480	30.15	10,900

PHOTO 12/18/2020

BLDG COMMENTS

INFO @ DOOR (12/18/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/18/2020	TCK
LIST	4/24/2013	SF
REVIEW	2/12/2021	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,672	DETAIL ADJ	1.000
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		56.46	67,304
+	BAS	L	BASE AREA	1,672	1985	236.64	395,662
D	WDK	N	WOOD DECK	305		39.20	11,956
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	492,774
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$374,500