

Key: 3479

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.690

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CAPITUMMINO FRANK D & MARY A 47 NORTH POND DRIVE BREWSTER, MA 02631		89-54-0		47 NORTH POND DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAPITUMMINO FRANK D & MAR GERTRUDE F PANSEY TRUSTEE		07/22/1994	QS	67,000	9292-275
		07/02/1992	A	1 8096-350	

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 %
243	05/17/1995	12	CYCLICAL NON		04/29/2013	SF	100 100
041	01/27/1995	5	OTHER	4,000	05/23/1996	JB	100 100
698	11/14/1994	5	OTHER	4,000	05/23/1996	JB	100 100
		1	NEW CONSTRUC	122,000	05/23/1996	JB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	13	1.00	13M 1.00	A 1.00	416,480	2.05	A 1.00	PF2 1.90		431,100

TOTAL	22,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	431,100	406,700
St Ind	LUND FARM		BUILDING	375,000	358,700			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	807,500	766,800

DETACHED

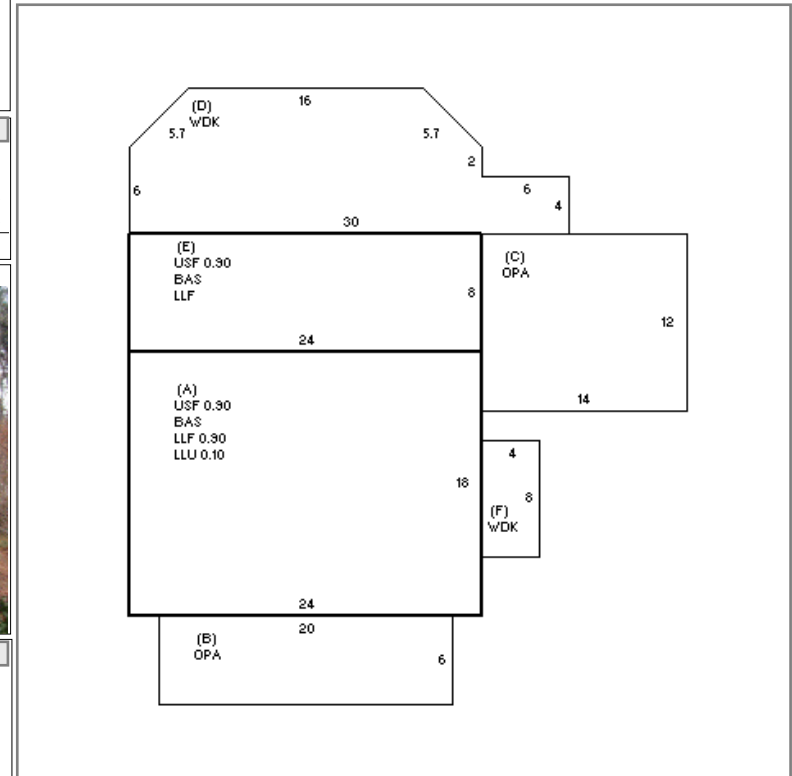
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400



BLDG COMMENTS
LLF=FAM RM/2 BEDRM/BATH
INFO @ DOOR (12/28/20)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/29/2013	SF
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	1994	SIZE ADJ	1.000
NET AREA	1,767	DETAIL ADJ	1.000
\$NLA(RCN)	\$265	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	5	1.00	
BEDROOMS	1	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$11,669	
GARAGE SPACES	0	1.00	
% BSMT FIN	90	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	43		107.14	4,607
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	624	1994	326.36	203,646
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	562	1994	208.38	117,111
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	288		56.10	16,157
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	280		43.98	12,315
INT FINISH	2	DRYWALL	1.00	+	LLF	L	LOWER LEVEL FIN	581	1994	153.45	89,154
HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389
FUEL SOURCE	1	OIL	1.00		ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	468,758
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1994 / 29
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$375,000