

Key: 35

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 29

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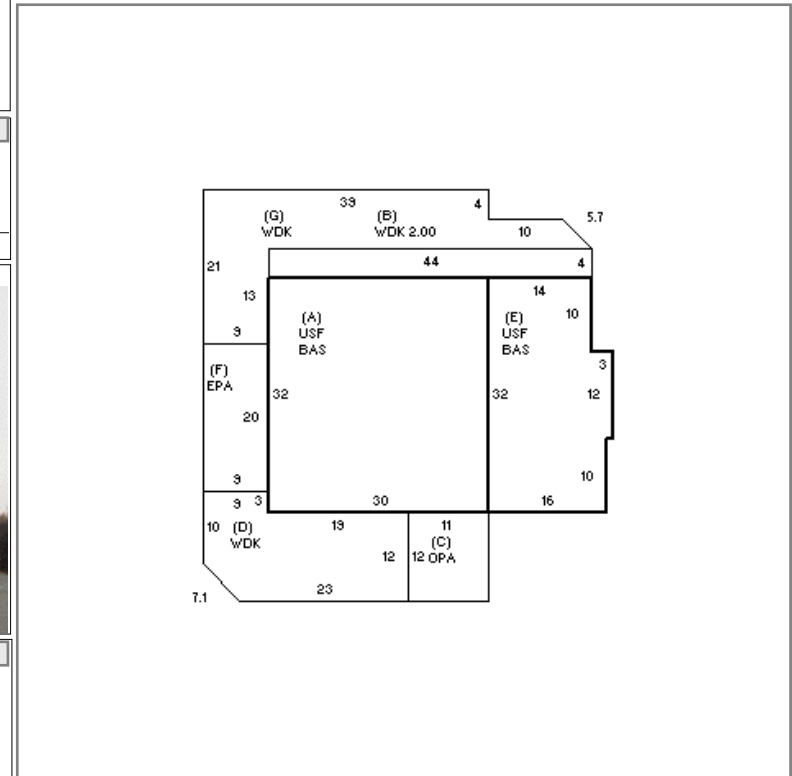
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| ANTINO MICHAEL & ANDREA L TRUSTEES ANTINO CAPE REALTY TRUST 8 NICHOLS STREET SOUTHBOROUGH, MA 01772 | | | | 38-82-0 | | | | 262 ROBBINS HILL ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ANTINO MICHAEL & ANDREA L | | | | 02/27/2020 | QS | 2,437,500 | (221945) | | | | |
| DESIMONE KAREN E | | | | 08/05/2013 | QS | 1,900,000 | (201088) | | | | |
| STARBROWN LLC | | | | 12/12/2007 | F | 1 | (184785) | | | | |

| 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 | % |
| 838 | 02/27/2020 | 15 | SALE REVIEW | 2,437,500 | 01/14/2021 | JMG | 100 | 100 |
| 356 | 10/14/2014 | 7 | ALTERATIONS | 8,000 | 06/11/2015 | MW | 100 | 100 |
| 23 | 09/12/2009 | 7 | ALTERATIONS | 10,000 | 03/23/2012 | MR | 100 | 100 |
| 552 | 01/23/2009 | 2 | ADD | 10,000 | 04/08/2010 | JH | 100 | 100 |
| | 09/16/2003 | 2 | ADD | 5,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----------|------|------------|-----------|-----|-------|--|-----------|
| 100 | S | 43,800 | 2 | 1.00 | A | 1.00 | A | 1.00 | 2,192,000 | 1.24 | A | 1.00 | BEX | 10.00 | | 2,726,880 |

| TOTAL | 1.006 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|------------------|--|---------|---------|--------------|------------------|------------------|
| Nbhd | NBHD 2 | N O T E | Combined w/M2 Parcel 11 for F/Y 09 Now Lot 36 on LCP# 10394-2 | | | LAND | 2,726,900 | 2,572,600 |
| St Ind | AVERAGE | | BUILDING | 703,100 | 664,400 | | | |
| Infl | AVERAGE | | DETACHED | 3,300 | 3,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 3,433,300 | 3,240,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|------|-------|-----------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | 7X12 | 2001 | 54 | 22.01 | 800 |
| CTA | M | 0.70 | 90 0.10 | | | 1 | 25,407.83 | 2,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/6/2018 | NF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/6/2007 | JH |
| STYLE | 7 | 1.05 | CONVEN/OLD [100%] | REVIEW | 12/19/2019 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
HOUSE MOVED TO PRESENT LOCATION 1994

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| YEAR BLT | 1940 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 817,540 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|-----------|---------|
| NET AREA | 2,928 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 960 | 1940 | 286.75 | 275,276 | | |
| \$NLA(RCN) | \$279 | OVERALL | 1.090 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | USF | L | UPPER STORY FIN | 960 | 1940 | 191.51 | 183,848 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 1,180 | | 46.53 | 54,906 | | |
| | | | | ROOF COVER | 2 | WD SHINGLE | 1.01 | C | OPA | N | OPEN PORCH | 132 | | 59.35 | 7,834 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | BAS | L | BASE AREA | 504 | 2002 | 286.75 | 144,520 | | |
| | | | | INT FINISH | 4 | WALL BOARD | 1.00 | E | USF | L | UPPER STORY FIN | 504 | 2002 | 191.51 | 96,519 | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F | EPA | N | ENCLOSED PORCH | 180 | | 90.78 | 16,340 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 12,049.30 | 12,049 | | | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,866.60 | 2,867 | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | G |
| INTERIOR | V |
| KITCHEN | E |
| BATHS | E |
| HEAT/ELEC | V |

| EFF.YR/AGE | 2005 / 18 | |
|------------|-----------|---------|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |

| RCNLD | \$703,100 |
|-------|-----------|
|-------|-----------|