Key: **367**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 381

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BIONDI BEVERLY A TRUSTEE **86 THE TIDES COURT** **BREWSTER, MA 02631**	**58-48-0**	**86 THE TIDES COURT**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BIONDI BEVERLY A TRUSTEE	08/12/2022	F	1	35304-223
BIONDI BEVERLY A	05/10/2004	F	1	18570-055
BIONDI BEVERLY A TRUSTEE	05/19/2003	F	1	16937-016

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	%
223	03/19/2018	7	ALTERATIONS	1,360	07/09/2019	NF	100	100
4	01/03/2018	2	ADD	25,000	07/09/2019	NF	100	100
295	04/11/2016	77	SOLAR PANELS	12,200	02/03/2017	NF	100	100
211	03/08/2013	7	ALTERATIONS	700	08/06/2014	RJM	100	100
50	02/23/2009	2	ADD	8,000	04/12/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,600	4 1.00	A 1.00	A 1.00	854,880	5.16	25 0.75	BG+ 5.20			769,150

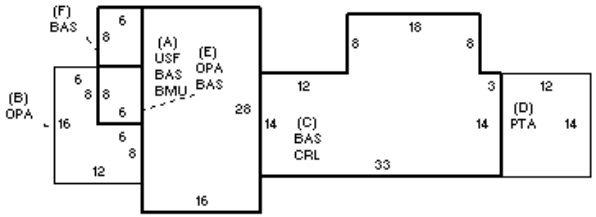
TOTAL	7,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 4	NOTE	T=SHAPE		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	769,200	725,600
BUILDING	448,000	423,000
DETACHED	3,900	3,800
OTHER	0	0
TOTAL	**1,221,100**	**1,152,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12	2005	96	22.01	1,100
SHF	+ 1.10	30 0.70	10X10		100	24.21	1,700
DDK	A 1.00	10 0.90	8X12	2018	96	12.50	1,100

PHOTO 10/07/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/7/2020	NF
LIST	12/12/2007	JH
REVIEW	10/21/2020	EMZ

BLDG COMMENTS

12 SOLAR PANELS

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,598	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$8,028
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	448		82.55	36,985
A	USF	L	UPPER STORY FIN	448	1993	229.37	102,757
+	OPA	N	OPEN PORCH	192		61.75	11,856
C	CRL	N	BSMT CRAWL	606		34.95	21,180
C	BAS	L	BASE AREA	606	1993	313.56	190,017
D	PTA	N	PATIO	168		18.66	3,134
+	BAS	L	BASE AREA	544	1993	313.56	170,577
	F21	O	FPL 2S 1OP	1		12,536.50	12,537
	ODS	O	OUTDOOR SHOWER	1		2,982.50	2,983

TOTAL RCN	560,053

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$448,000