

Key: 41

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 36

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID				LOCATION			
SALO HAROLD A & CAROL VATH TRUSTEES H & C SALO FAMILY REALTY TRUST 65 CAPTAINS WALK NORTH CHATHAM, MA 02650							49-77-0				196 ROBBINS HILL ROAD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
SALO HAROLD A & CAROL VAT							10/01/2018	QS	2,100,000	(217454)				
STERN CARALYN Q ET AL							08/02/2018	J	6,000	(DD/N)				
STERN AUSTIN C II &							04/29/2013	A	1	(200165)				

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	%
NP	10/01/2018	15	SALE REVIEW	2,100,000	07/19/2019	JMG	100	100
549	10/19/1998	12	CYCLICAL NON		08/20/2007	JH	100	100
360	07/15/1996	8	YARD ITEMS	1,000			100	100
185	05/07/1996	5	OTHER	4,950	03/01/1997	BC	100	100
		5	OTHER	5,000	03/01/1997	BC	100	100

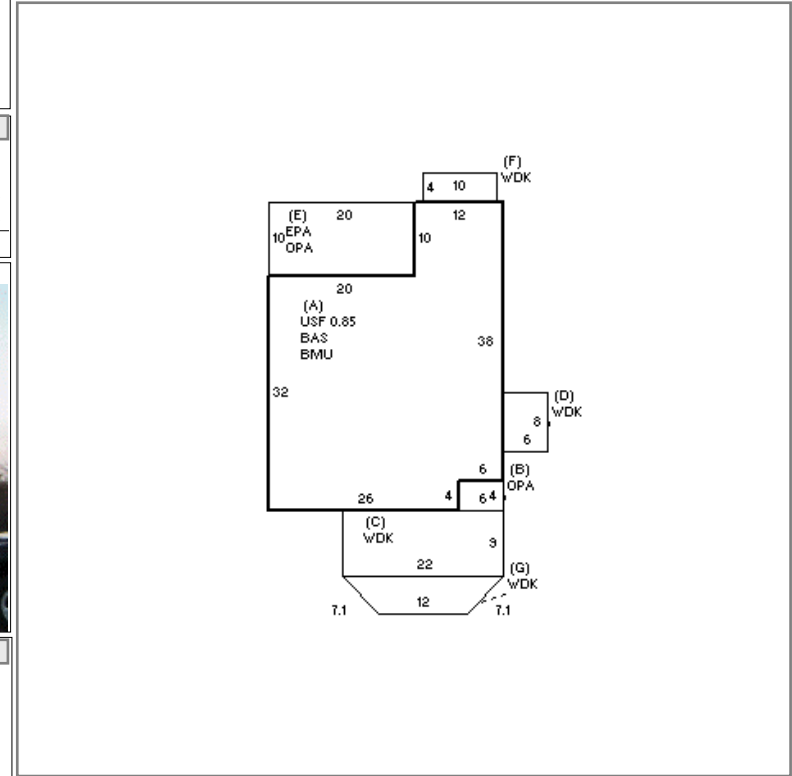
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,188	2	1.00	A	1.00	A	1.00	BEX	10.00		2,337,640

TOTAL	25,188 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N LOTS 18-1 & 18-4 COMBINED FOR F/Y 98 -- Now Lots				LAND	2,337,600	2,205,400
St Ind	AVERAGE	O #4 & 7 on				BUILDING	658,500	629,300
Infl	AVERAGE	T LCP# 13447F				DETACHED	1,300	1,300
		E				OTHER	0	0
						TOTAL	2,997,400	2,836,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X12		120	21.39	1,300



BLDG COMMENTS
Extra Fixture - Wetbar



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/1/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/19/2019	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	793,391	
NET AREA	2,072	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		74.87	83,855			
\$NLA(RCN)	\$383	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,120	1996	336.66	377,064			
CAPACITY				ROOF SHAPE				1.00	A	USF	L	UPPER STORY FIN	952	1996	241.29	229,712		
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	224		66.30	14,851			
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	371		51.98	19,284			
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	200		101.41	20,281			
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00	F22	O	FPL 2S 2OP	2		16,537.20	33,074				
FIXTURES	7	\$12,067		FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202				
GARAGE SPACES	0	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1999 / 24	
																COND	17 17 %	
																FUNC	0	
																ECON	0	
																DEPR	17 % GD 83	
																RCNLD	\$658,500	