**Key: 4562**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,773

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CISTULLI JOSEPH V<br>36 BADGER LANE<br>BREWSTER, MA 02631 | 101-123-0 | 36 BADGER LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CISTULLI JOSEPH V | 11/10/2020 | DC | | 6289-331 |
| CISTULLI JOSEPH V & CAROL | 06/03/1988 | XX | | 6289-331 |

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

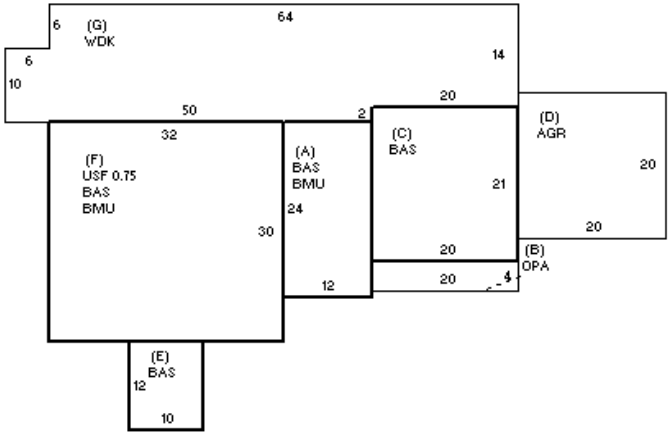
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 236 | 03/22/2022 | 7 | ALTERATIONS | 6,428 | 03/09/2023 | TCK | 100 | 100 |
| | | 12 | CYCLICAL NON | | 04/01/2013 | SF | 100 | 100 |
| 512 | 09/01/2008 | 3 | OUT BUILDING | 2,207 | 03/19/2009 | JH | 100 | 100 |
| 370 | 06/18/2003 | 2 | ADD | 24,000 | 06/09/2004 | WH | 100 | 100 |
| 225 | 04/27/2001 | 7 | ALTERATIONS | 14,000 | 04/24/2002 | LB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,325 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 1.89 | A 1.00 | R02 1.00 | | | 231,770 |

| TOTAL | 24,325 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 231,800 | 218,700 |
| BUILDING | 612,500 | 585,900 |
| DETACHED | 2,600 | 2,600 |
| OTHER | 0 | 0 |
| TOTAL | **846,900** | **807,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | G 1.20 | 10 0.90 | 8 X 14 | 2008 | 112 | 25.67 | 2,600 |

PHOTO 03/09/2023

BLDG COMMENTS

INFO @ DOOR (12/3/20)

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | + | 1.10 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 12/3/2020 | TCK |
|---|---|---|
| LIST | 4/1/2013 | SF |
| REVIEW | 3/31/2023 | EMZ |

| YEAR BLT | 1984 | SIZE ADJ | 0.990 |
|---|---|---|---|
| NET AREA | 2,508 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $317 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | $13,256 |
| 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 | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,248 | | 60.95 | 76,066 |
| + | BAS | L | BASE AREA | 1,248 | 1984 | 265.43 | 331,259 |
| B | OPA | N | OPEN PORCH | 80 | | 56.08 | 4,487 |
| C | BAS | L | BASE AREA | 420 | 2000 | 265.43 | 111,482 |
| D | AGR | N | ATT GARAGE | 400 | | 46.41 | 18,564 |
| E | BAS | L | BASE AREA | 120 | 2003 | 265.43 | 31,852 |
| F | USF | L | UPPER STORY FIN | 720 | 1984 | 206.22 | 148,477 |
| G | WDK | N | WOOD DECK | 1,044 | | 43.97 | 45,904 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,386.10 | 11,386 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,708.80 | 2,709 |

| TOTAL RCN | 795,442 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1988 / 35 |
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | $612,500 |