Key: 4700

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,912

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NARDI DONALD P & KATHERINE E 56 CIRCLE VIEW DRIVE HAMPDEN, MA 01036	100-102-0	40 SOMERSET ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NARDI DONALD P & KATHERIN	11/04/1985	XX	45,000	4786-283

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	%
93	01/31/2019	3	OUT BUILDING	8,500	07/07/2020	TCK	100	100
21	01/12/2008	1	NEW CONSTRUC	400,000	04/28/2010	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	21,700	13 1.00	A 1.00	A 1.00	208,240	2.07	5 0.95	R02 1.00			214,980

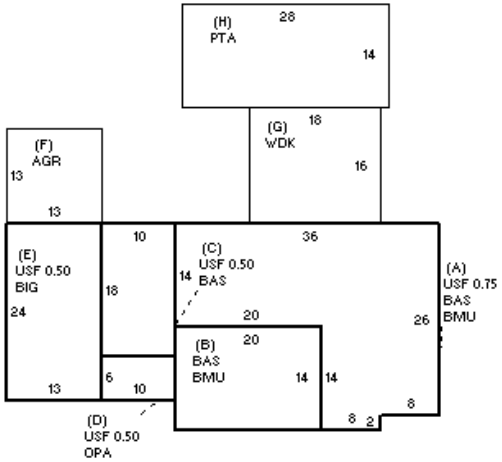
TOTAL	21,693 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	ESMT		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	215,000	202,800
BUILDING	505,800	477,700
DETACHED	4,000	3,900
OTHER	0	0
TOTAL	**724,800**	**684,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	12X16	2019	192	20.77	4,000

PHOTO 12/10/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/10/2020	TCK
LIST	4/28/2010	JH
REVIEW	2/11/2021	MR

BLDG COMMENTS

YEAR BLT	2009	SIZE ADJ	1.000
NET AREA	1,982	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
GARAGE SPACES	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	992		60.18	59,699
+	USF	L	UPPER STORY FIN	810	2009	185.61	150,345
B	BAS	L	BASE AREA	280	2009	258.97	72,513
+	BAS	L	BASE AREA	892	2009	258.97	231,004
D	OPA	N	OPEN PORCH	60		51.00	3,060
E	BIG	N	BUILT-IN GARAGE	312		55.28	17,247
F	AGR	N	ATT GARAGE	169		45.72	7,727
G	WDK	N	WOOD DECK	288		39.99	11,516
H	PTA	N	PATIO	392		13.79	5,404
	GFP	O	GAS FIREPLACE	1		3,188.50	3,189
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	574,773

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

EFF.YR/AGE	2009 / 14		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$505,800