

Key: 4779

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.994

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GERAGOTELIS NANCY H & FINDLAY MARK W TRUSTEES		125-52-0		35 PELL'S FISHING ROAD	
35 PELL'S FISHING ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		GERAGOTELIS NANCY H & FINDLAY LOVE C		10/12/1995	H
				12/24/1990	QS
				SALE PRICE	BK-PG (Cert)
				100 (138585)	
				80,000 (122265)	

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 %
116	02/13/2020	7	ALTERATIONS	106,000	12/09/2020	NF	100 100
656	09/02/2015	7	ALTERATIONS	10,325	04/15/2016	WFF	100 100
635	08/14/2014	7	ALTERATIONS	24,450	06/17/2015	MW	100 100
NP		12	CYCLICAL NON		02/01/2007	JH	100 100
321	11/04/1991	1	NEW CONSTRUC	200,000	03/01/1994		100 100

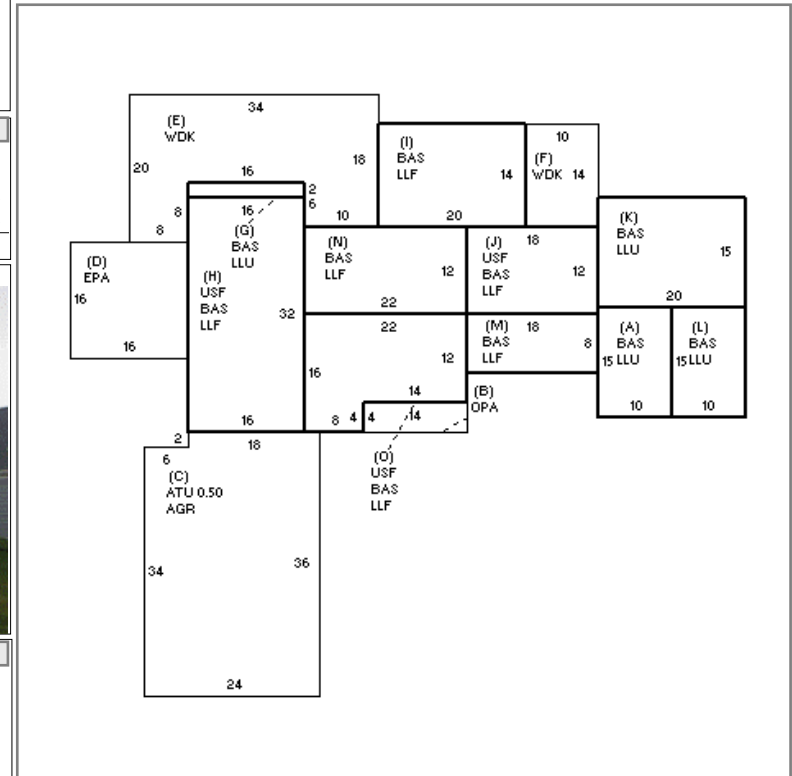
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,301	9	1.00	9-B	1.00	A	1.00	241,120	1.50	A	1.00
									R06	1.10		275,600

TOTAL	33,301 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	275,600	260,000
St Ind	OWL POND		BUILDING	1,199,000	1,145,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,474,600	1,405,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=FR/EX RM/BR/BATH



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/12/2019	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	1/20/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,444,555
NET AREA	5,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	632		112.01	70,791		
\$NLA(RCN)	\$284	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,344	1992	288.15	675,412		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		64.94	3,637		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	852		48.14	41,017		
				FLOOR COVER	1	HARDWOOD	1.00	C	ATU	N	ATTIC UNF	426		69.36	29,546		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	256		94.10	24,089		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	WDK	N	WOOD DECK	672		50.91	34,214		
				FUEL SOURCE	1	OIL	1.00	+	LLF	L	LOWER LEVEL FIN	1,712	1992	150.07	256,919		
								+	USF	L	UPPER LEVEL FIN	1,024	1992	229.04	234,538		
									F12	O	FPL 1S 2OP	1		12,303.80	12,304		
									HTB	O	HOT TUB	1		10,045.20	10,045		
									MST	O	MAS/METAL STACK	1		6,529.20	6,529		
									ODS	O	OUTDOOR SHOWER	1		3,136.70	3,137		
									SNA	O	SAUNA	1		14,526.10	14,526		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1999 / 24
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$1,199,000