Key: 4796

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,011

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARATTINI PETER D & JANET 56 CONCORD LANE OSTERVILLE, MA 02655	126-78-0	141 PELLS FISHING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARATTINI PETER D & JANET	04/22/2022	QS	800,000	(229733)
HAASE HAROLD B	05/01/2014	QS	438,000	(203244)
SHIMER STEPHEN R & LESLEY	12/04/2000	QS	293,000	(159980)

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

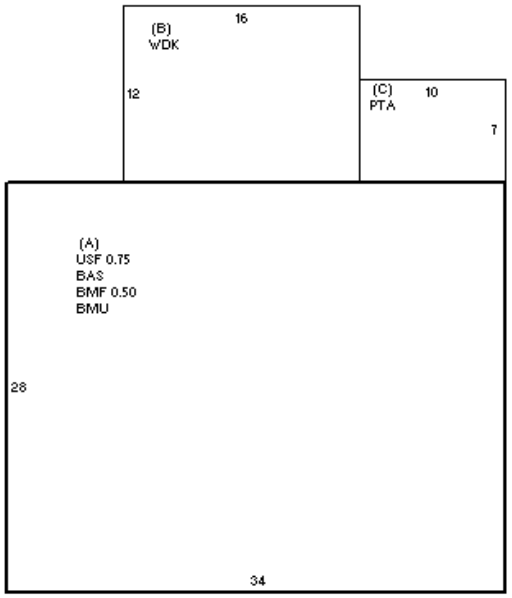
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/22/2022	15	SALE REVIEW	800,000	05/15/2023	JMG	100	100
		14	CYCLICAL GRO		05/24/2019	NF	100	100
652	07/30/2017	7	ALTERATIONS	11,022	08/16/2018	NF	100	100
779	08/29/2016	7	ALTERATIONS	8,000	02/21/2017	NF	100	100
67	02/05/2001	3	OUT BUILDING	18,000	02/01/2007	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	34,728	9 1.00	9-B 1.00	A 1.00	229,064	1.45	5 0.95	R06 1.10			265,260

TOTAL	34,728 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE	T=POWER LINES		
St Ind	OWL POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	265,300	250,300
BUILDING	512,700	490,000
DETACHED	24,800	24,600
OTHER	0	0
TOTAL	**802,800**	**764,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	20 0.80	24X24	2001	576	53.88	24,800

PHOTO 05/24/2019

BLDG COMMENTS
HATCH TO ATTIC
BMF=OFFICE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/24/2019	NF
LIST	5/24/2019	NF
REVIEW	5/15/2023	JMG

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,666	DETAIL ADJ	1.000
$NLA(RCN)	$375	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,828
GARAGE SPACES	1	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	0	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	952		74.34	70,772
A	BMF	N	BSMT FINISH	476		50.82	24,191
A	BAS	L	BASE AREA	952	1998	335.44	319,336
A	USF	L	UPPER STORY FIN	714	1998	231.65	165,396
B	WDK	N	WOOD DECK	192		49.39	9,483
C	PTA	N	PATIO	70		26.05	1,823
	BMG	O	BSMT GARAGE	1		5,603.20	5,603
	F22	O	FPL 2S 2OP	1		15,714.70	15,715
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	625,189

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

EFF.YR/AGE	1998 / 25		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$512,700