

Key: 4815

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.031

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ATTANUCCI JOHN P & JANE S TRUSTEES 65 LOCUST LANE NT 20 BEVERLY ROAD NEWTON, MA 02461				125-82-0				65 LOCUST LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ATTANUCCI JOHN P & JANE S GALLANTE JOSEPH & MARY				04/30/2002	QS	287,000	15108-287				
				01/27/1982	XX	11,000	3428-119				

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		12	CYCLICAL NON		02/08/2007	JH	100	100
792	11/07/2006	7	ALTERATIONS	5,000	02/08/2007	JH	100	100
313	06/09/1998	2	ADD	10,000	06/05/2001	SJM	100	100
179	04/10/1998	3	OUT BUILDING	1,600	06/05/2001	SJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,050	9	1.00	9-A	1.00	A	1.00				236,100

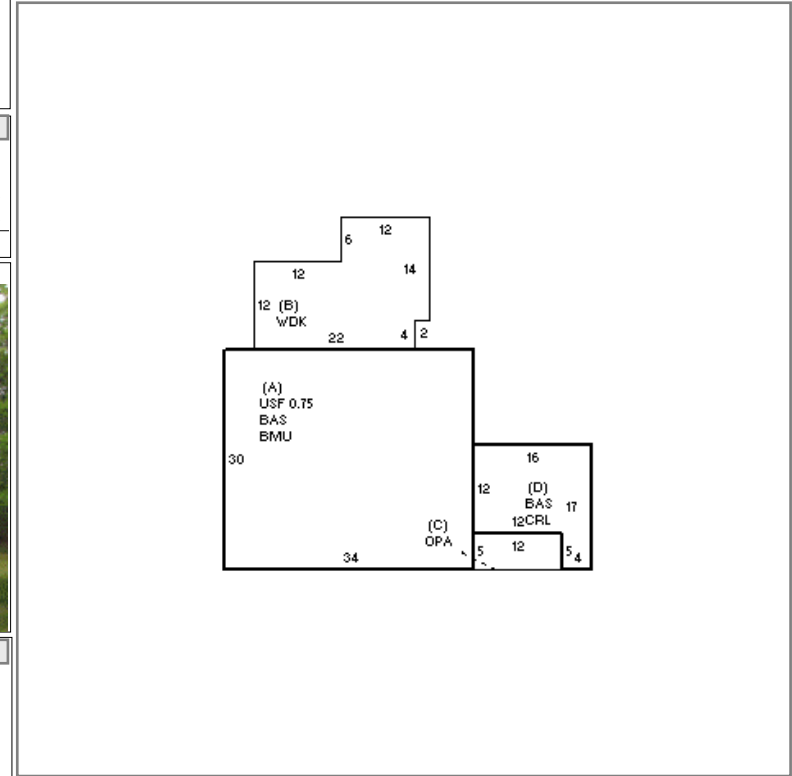
TOTAL	16,050 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	236,100	222,700
St Ind	ROBINWOOD		LAND	414,600	396,600			
Infl	AVERAGE		DETACHED	2,200	2,100			
			OTHER	0	0			
						TOTAL	652,900	621,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X12		144	21.39	2,200



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/28/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,997	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,020		56.46	57,592
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,020	1982	246.50	251,430
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	765	1982	183.85	140,644
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	352		39.20	13,798
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	60		50.00	3,000
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	212		30.36	6,437
				HEATING/COOL	3	RADIANT	1.00	D	BAS	L	BASE AREA	212	1998	246.50	52,258
				FUEL SOURCE	3	ELECTRIC	0.95	GFP	O	O	GAS FIREPLACE	1		3,126.00	3,126
								ODS	O	O	OUTDOOR SHOWER	1		2,415.00	2,415



CAPACITY	UNITS	ADJ	TOTAL RCN	538,500
STORIES	1.75	1.00	CONDITION ELEM	CD
ROOMS	7	1.00	EXTERIOR	G
BEDROOMS	3	1.00	INTERIOR	A
BATHROOMS	2	1.00	KITCHEN	A
FIXTURES	6	\$7,800	BATHS	A
GARAGE SPACES	0	1.00	HEAT/ELEC	A
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$414,600