

Key: 4839

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.055

LEGAL

LAND

DETACHED

BUILDING

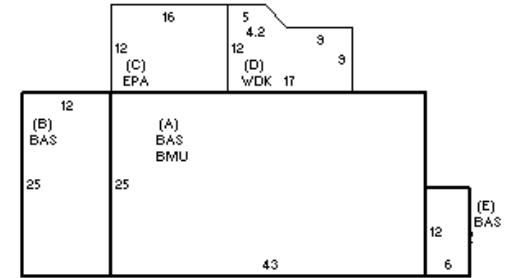
CURRENT OWNER				PARCEL ID				LOCATION			
COLASANTE HUGO & JEANNINE C/O COLASANTE HUGO & JEANNINE TRUSTEES 21 BEAUMONT POND DRIVE MANSFIELD, MA 02048				125-35-0				76 HICKORY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLASANTE HUGO & JEANNINE				04/03/2024	F	1	36294-135				
COLASANTE HUGO & JEANNINE				03/31/2022	QS	627,000	35014-335				
CULLENBERG CLIFTON E ET A				02/23/2022	H		34924-20				

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	%
520	06/22/2022	7	ALTERATIONS	1,200	03/16/2023	TCK	100	100
733	12/19/2011	7	ALTERATIONS	1,565	02/29/2012	MR	100	100
335	06/17/1999	3	OUT BUILDING	1,000	02/28/2007	JH	100	100
219	06/01/1993	2	ADD	500	01/01/1995	RD	100	100
271	08/27/1990	5	OTHER	11,800	03/12/1991		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,170	9	1.00	9-A	1.00	A	1.00				233,960

TOTAL	15,170 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	234,000	220,700			
St Ind	ROBINWOOD		BUILDING	312,800	299,500			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
			TOTAL	548,600	522,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.39	1,800



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/22/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/4/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	440,630		
NET AREA	1,447	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,075		56.46	60,698	CONDITION ELEM	CD		
\$NLA(RCN)	\$305	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	300	1990	241.57	72,471	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	192		76.47	14,683	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	173		39.20	6,782	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,147	1972	241.57	277,081	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1976 / 47
																		COND	29 29 %
																		FUNC	0
																		ECON	0
																		DEPR	29 % GD 71
																		RCNLD	\$312,800