

Key: 4995

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.215

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
FORMICHELLA MICHAEL J & KATHLEEN R 539 BAKERS POND ROAD ORLEANS, MA 02653		147-11-0		539 BAKERS POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FORMICHELLA MICHAEL J & K		04/04/2016	QS	600,000	(209159)
SANDERSON SUSAN M		10/25/2001	A	1	(163207)
SANDERSON DAVID C & SUSAN		02/26/1999	QS	65,000	(152126)

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 %
23-788	09/12/2023	7	ALTERATIONS	1,500	06/03/2024	TCK	100 100
1051	12/29/2017	77	SOLAR PANELS	34,000	05/11/2018	NF	100 100
		12	CYCLICAL NON		06/12/2013	SF	100 100
322	06/05/2003	7	ALTERATIONS	3,000	06/25/2004	WH	100 100
326	06/05/2003	5	OTHER	8,500	06/25/2004	WH	100 100

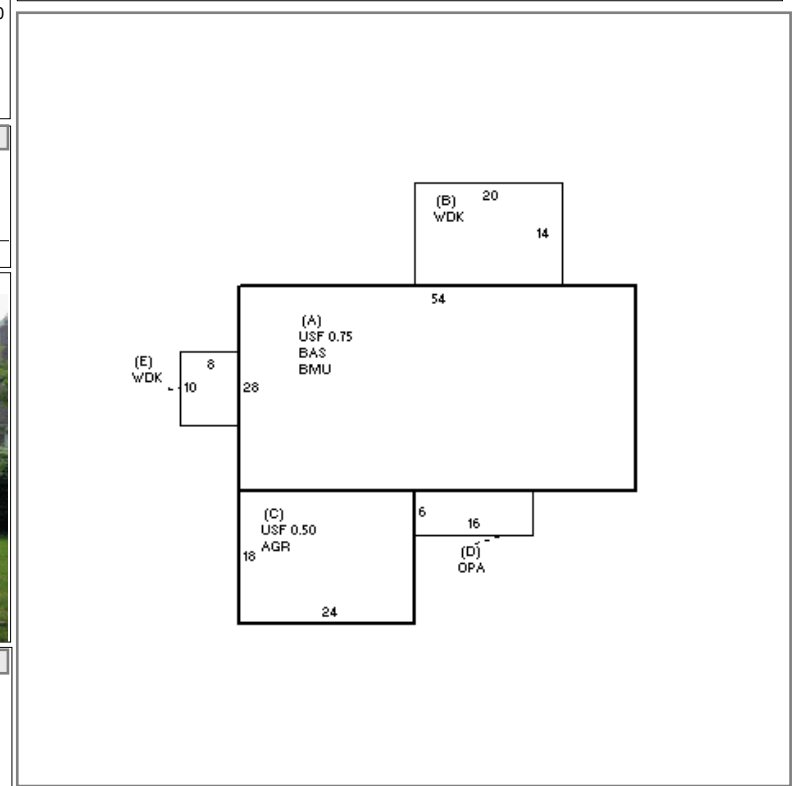
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00	303,350
300	A	1,263	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00	15,160

TOTAL	2.640 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	SUBDIVISION OF LOT 64 FOR F/Y 98. ADDRESS CHNGED BY FIRE DEPT 6/23/03 TO BAKERS POND			LAND	318,500	300,500
St Ind	AVERAGE			RD	BUILDING	813,200	777,400		
Infl	AVERAGE			E	DETACHED	0	0		
					OTHER	0	0		
							TOTAL	1,131,700	1,077,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
21 SOLAR PANELS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2013	SF
MODEL	1		RESIDENTIAL	LIST	6/12/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/13/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,862	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,512		69.09	104,460
\$NLA(RCN)	\$338	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,512	2002	317.12	479,484
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,350	2002	221.64	299,218
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	360		51.46	18,525
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	432		53.18	22,976
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	96		65.64	6,301
				HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP	1		13,325.60	13,326	
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		3,170.30	3,170	

TOTAL RCN	968,145	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$813,200	