

Key: 5644

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.863

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIVONA GREGORY M TRUSTEE				85-31-0				50 SHEEP POND DRIVE			
GREGORY M BIVONA 2021 LIVING TRUST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Certs)			
50 SHEEP POND DRIVE				BIVONA GREGORY M TRUSTEE				12/30/2021 F 1 34798-72			
BREWSTER, MA 02631				BIVONA GREGORY M				02/26/2016 DC 14029-49			
				BIVONA GREGORY M & SUSAN				07/11/2001 N 226,000 14029-049			

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	%
963	12/18/2012	14	CYCLICAL GRO		03/02/2021	NF	100	100
86	02/07/2012	7	ALTERATIONS	1,000	01/18/2013	SF	100	100
		2	ADD	200,000	01/18/2003	SF	100	100
		12	CYCLICAL NON		11/09/2011	MR	100	100
		12	CYCLICAL NON		11/19/2003	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,900	15	1.00	15A	1.00	A	1.00	328,800	2.22	A	1.00	R04	1.50			333,810

TOTAL	19,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	333,800	314,900			
St Ind	SHEEP POND EST.		BUILDING	439,900	415,400			
Infl	AVERAGE		DETACHED	14,600	14,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>788,300</b>	<b>744,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10	1991	80	22.01	1,200
DGF	+	1.10	01 1.00 24X16	2019	384	34.98	13,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/2/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,744	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,168		60.42	70,565
\$NLA(RCN)	\$315	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,168	1977	271.67	317,307
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1977	198.72	114,465
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	500			41.94	20,972
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP		1			10,861.60	10,862
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	GFP	O	GAS FIREPLACE		1			3,344.80	3,345
BATHROOMS	2	1.00	HEATING/COOL	11	HTWT/CL AIR	1.05	ODS	O	OUTDOOR SHOWER		1			2,584.10	2,584
BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00									
FIXTURES	7	\$9,737													
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	549,838
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$439,900

