

Key: 5903

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.131

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CURRENT OWNER		PARCEL ID		LOCATION	
MANCE CRAIG A TRUSTEE & MANCE JODY R TRUSTEE 270 GRIFFITHS POND ROAD BREWSTER, MA 02631		54-1-0		270 GRIFFITHS POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANCE CRAIG A TRUSTEE & MANCE CRAIG A & JODY		11/17/2023	F	10 36092-95	
PETRAS DAVID A & REBECCA		04/02/2015	QS	1,015,000 28777-152	
		05/12/1999	O	144,000 12262-319	

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 %
455		77	SOLAR PANELS		12/23/2020	NF	100 100
295	05/24/2018	7	ALTERATIONS	4,335	07/22/2019	NF	100 100
707	06/05/2001	2	ADD	15,000	06/28/2002	LB	100 100
211	12/03/1999	5	OTHER	10,000	03/25/2000	LB	100 100
	04/29/1999	1	NEW CONSTRUC	280,000	03/25/2000	LB	100 100

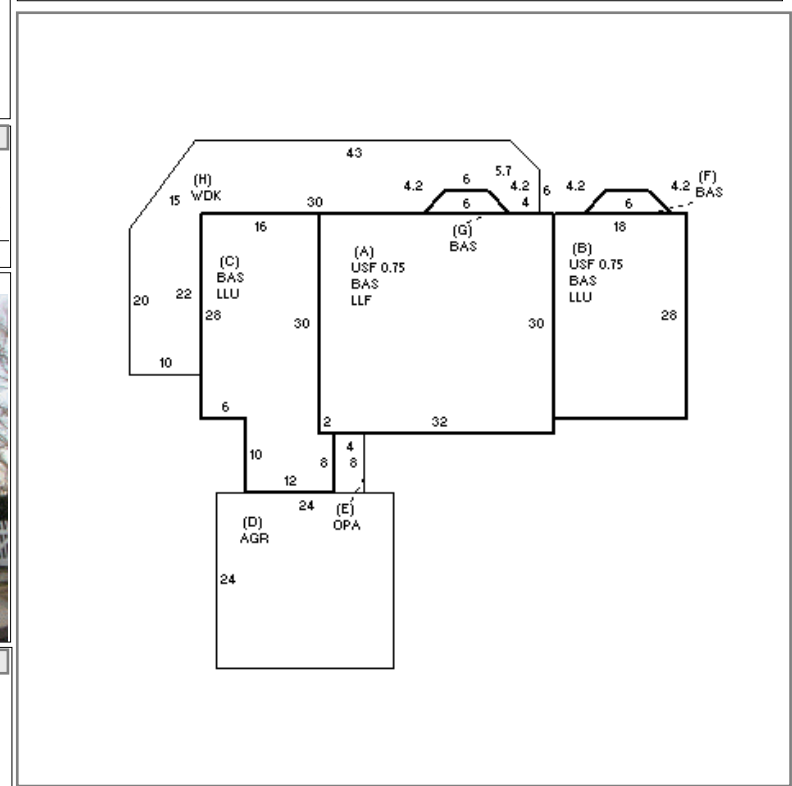
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,163	12	1.00	12J 1.00	A 1.00	416,480	1.47	A 1.00	UPV 1.90		479,830

TOTAL	34,163 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	RE-DIVIDED FOR F/Y 97 LOT 13 ON PLAN 509/13-15	LAND	479,800	452,700			
St Ind	GRIFFITHS POND		BUILDING	1,304,800	1,246,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,784,600	1,699,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/23/2020

BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	3/26/2019	REF
MODEL	1		RESIDENTIAL	LIST	3/25/2000	LB
STYLE	4	1.02	CAPE [100%]	REVIEW	1/26/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,140	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	960	2000	207.87	199,556
\$NLA(RCN)	\$371	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,098	2000	287.88	316,096
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	1,068		130.73	139,620
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	D	AGR	N	ATT GARAGE	576		61.92	35,665	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	32		81.63	2,612	
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,082	2000	362.17	754,043	
BATHROOMS	4	1.00	HEATING/COOL	2	HOT WATER	1.00	H	WDK	N	WOOD DECK	691		63.99	44,220	
FIXTURES	16	\$35,006	FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1			8,206.60	8,207	
GARAGE SPACES	2	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	0	1.00													

TOTAL RCN	1,535,027
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$1,304,800

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