

Key: 5916

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.144

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CURRENT OWNER		PARCEL ID		LOCATION	
VASTA SALVATORE & VASTA DEBORAH CLARK 23 FOX CROSSING ROAD BREWSTER, MA 02631		64-9-0		23 FOX CROSSING ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VASTA SALVATORE & WHINN ROBERT G & ALLARD STEVEN D		09/16/2011	QS	720,000 (195202)	
		02/26/1999	QS	405,000 (152133)	
		02/14/1996	A	100 (139808)	

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 %
323	04/13/2022	7	ALTERATIONS	23,450	03/27/2023	TCK	100 100
13	01/06/2021	7	ALTERATIONS	1,155	01/26/2021	MR	100 100
844	11/19/2020	7	ALTERATIONS	3,041	12/21/2020	NF	100 100
592	08/16/2012	2	ADD	35,000	01/29/2013	MR	100 100
561	08/02/2012	7	ALTERATIONS	2,000	01/29/2013	MR	100 100

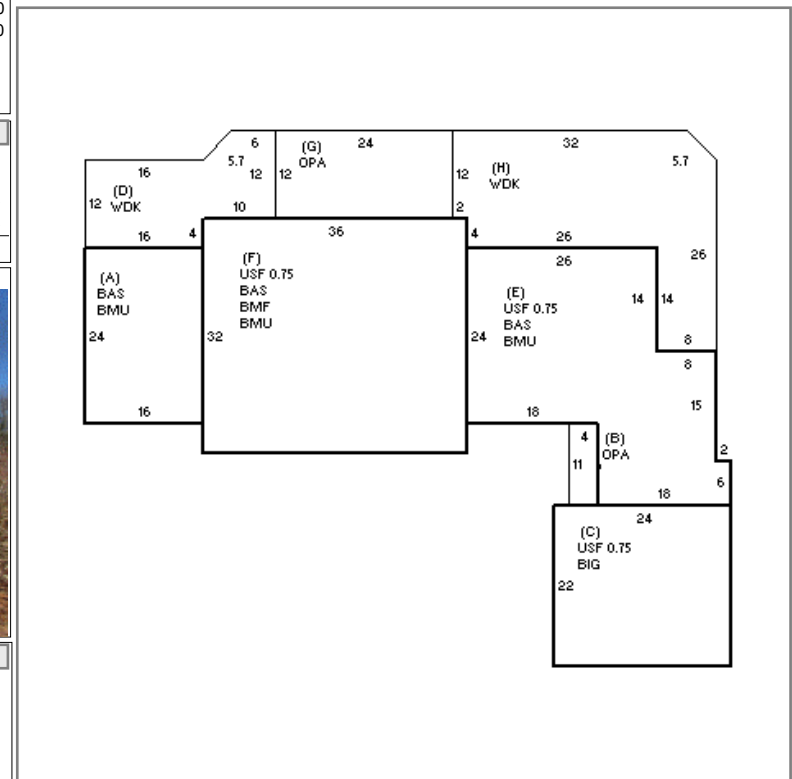
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12H	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15		348,850
300	A	0.030	12	1.00	12H	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15		410
350	A	0.523	12	1.00	12H	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		1,100

TOTAL	1.930 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E				LAND	350,400	330,600
St Ind	POSSUM WOODS						BUILDING	1,256,800	1,186,800
Infl	AVERAGE						DETACHED	3,200	3,200
							OTHER	0	0
							TOTAL	1,610,400	1,520,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/10/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1995	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,478,635
NET AREA	4,357	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,428		61.93	150,376		
\$NLA(RCN)	\$339	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	384	1995	299.33	114,944		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	332		67.46	22,398		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	528		67.15	35,458		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	1,929	1995	207.56	400,385		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	976		52.89	51,622		
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	BAS	L	BASE AREA	2,044	1995	299.34	611,841		
				FUEL SOURCE	2	GAS	1.00	F	BMF	N	BSMT FINISH	1,152		45.97	52,956		
									F21	O	FPL 2S 1OP	1		13,696.40	13,696		
									ODS	O	OUTDOOR SHOWER	1		3,258.50	3,259		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF. YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$1,256,800	