

Key: 6153

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.387

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FASANO PAUL J (LIFE ESTATE) 166 CANOE POND DRIVE BREWSTER, MA 02631				23-58-0				166 CANOE POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FASANO PAUL J				11/29/2022	F	1 35510-182					
FASANO PAUL J				11/29/2022	F	1 35510-69					
FASANO PAUL J & JUDITH A				09/24/1998	QS	255,900 11720-134					


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	%
35	02/08/2010	7	ALTERATIONS	3,689	01/10/2011	JH	100	100
765	12/23/2003	7	ALTERATIONS	8,000			100	100

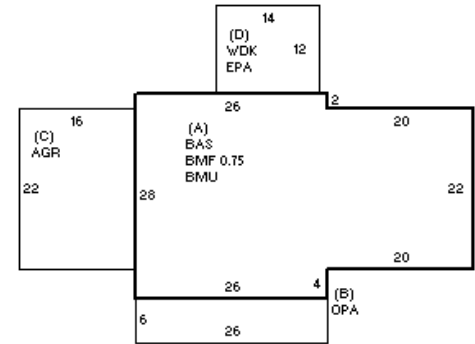
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,370	12	1.00	12E 1.00 A 1.00	372,640	2.61	A	1.00	PF3	1.70	366,160

TOTAL	16,370 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	366,200	345,500
St Ind	CANOE POND		BUILDING	341,000	326,600			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
						TOTAL	710,000	674,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/18/2017
HTB	A	1.00	30 0.70		1	4,058.10	2,800		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/2/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/20/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC
BMF=FR/2 BR/BATH

G

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,125
NET AREA	1,168	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,168		58.16	67,928		
\$NLA(RCN)	\$400	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	876		36.67	32,122		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,168	1980	261.51	305,446		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	156		51.50	8,034		
				FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	352		42.62	15,001		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	168		78.77	13,233		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	WDK	N	WOOD DECK	168		40.38	6,784		
				FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		7,866.10	7,866		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1980 / 43
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$341,000