

Key: 6169

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.403

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
ROSATI PETER A & KAREN M TRUSTEES		24-53-0		129 CANOE POND DRIVE	
ROSATI FAMILY TRUST		TRANSFER HISTORY		DOS	T
58 ALANA DRIVE		ROSATI PETER A & KAREN M		09/07/2021	F
NORTHBRIDGE, MA 01534		ROSATI PETER A & KAREN M		08/31/2011	QS
		MCGOLDRICK FRANCIS J & DI		04/30/2003	QS

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 %
482	06/12/2017	5	OTHER	1,500	06/14/2018	NF	100 100
275	04/23/2012	7	ALTERATIONS	7,500	01/24/2013	SF	100 100
859	12/05/2006	7	ALTERATIONS	15,000	07/18/2007	JH	100 100
805	11/13/2006	7	ALTERATIONS	1,649	07/18/2007	JH	100 100
689	11/10/2003	3	OUT BUILDING	2,000			100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	21,489	12	1.00	12E	1.00	A	1.00	274,000	2.09	A	1.00	PV6	1.25	282,570
350	A	0.244	12	1.00	12E	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	510

TOTAL	32,083 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	POND VIEW			LAND	283,100	267,100
St Ind	CANOE POND		LAND	471,800	451,000			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
					TOTAL	756,200	719,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X12	2003	120	21.39	1,300



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/18/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/3/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	\$11,934	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,280		55.43	70,945
A	BAS	L	BASE AREA	1,280	1984	251.43	321,830
A	USF	L	UPPER STORY FIN	640	1984	187.53	120,016
B	EPA	N	ENCLOSED PORCH	180		78.01	14,041
C	WDK	N	WOOD DECK	264		39.98	10,566
	BMG	O	BSMT GARAGE	2		3,155.35	6,311
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	568,451	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		A
HEAT/ELEC		G
EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$471,800	

