

Key: 6214

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.447

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CURRENT OWNER				PARCEL ID				LOCATION			
MANNING PAUL J & LAURA J 103 POND VIEW DRIVE BREWSTER, MA 02631				4-18-0				103 POND VIEW DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANNING PAUL J & LAURA J				12/14/2016	QS	460,000	(211736)				
SANTANELLO KENNETH D &				10/13/1992	QS	39,000	(128074)				
KENNETH & MAUREEN SANTANE				11/05/1991	QS	35,000	N/A-N/A				

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	%
24-499	07/16/2024	2	ADD	390,000				0
260	05/24/1995	14	CYCLICAL GRO		02/13/2018	NF	100	100
117	03/23/1995	5	OTHER	5,750	05/20/1996	JB	100	100
052	02/10/1995	5	OTHER	4,000	05/20/1996	JB	100	100
		1	NEW CONSTRUC	125,000	05/20/1996	JB	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	A	1.00	A	1.00	219,200	1.00	A	1.00
300	A	0.043	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00
TOTAL											303,350	
TOTAL											520	

TOTAL	1.420 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E				LAND	303,900	286,700
St Ind	AVERAGE			BUILDING	478,900	452,200			
Infl	AVERAGE			DETACHED	2,300	2,300			
				OTHER	0	0			
						TOTAL	785,100	741,200	

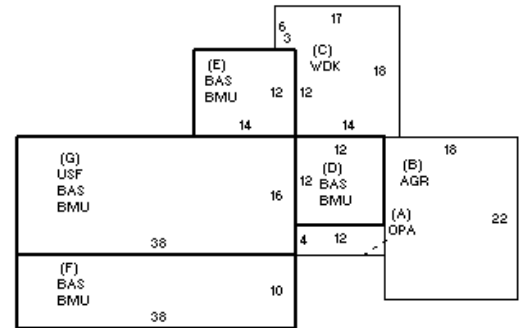
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X16		160	20.77	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/14/2024	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	591,289		
NET AREA	1,908	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	48		53.50	2,568	CONDITION ELEM	CD		
\$NLA(RCN)	\$310	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	396		44.27	17,532	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	270		41.94	11,325	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	1,300		58.14	75,586	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,300	1995	263.76	342,882	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	G	USF	L	UPPER STORY FIN	608	1995	196.72	119,605	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			10,861.60	10,862				
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,584.10	2,584				
																		EFF.YR/AGE	1995 / 28
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$478,900



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