Key: 6219

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.452

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARINI DANIEL W & JODI A 195 POND VIEW DRIVE BREWSTER, MA 02631	13-75-0	195 POND VIEW DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARINI DANIEL W & JODI A	08/15/2003	QS	578,000	(170196)
MIRANDA SUZANNE	08/15/2003	ML		(DOC# 935,204)
MIRANDA ERNEST R & SUZANN	06/13/1997	QS	67,500	(144769)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

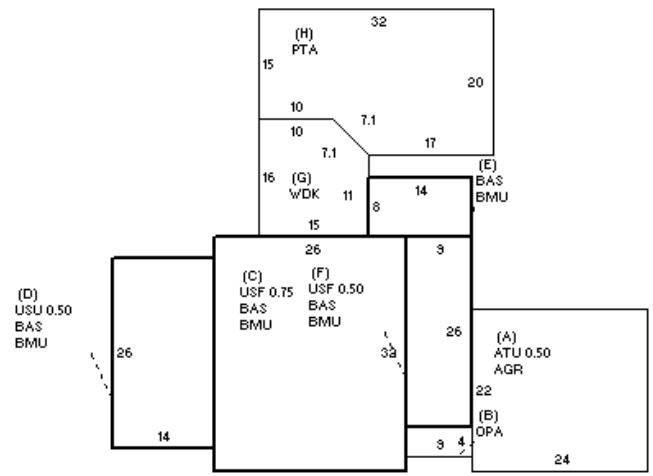
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
572	07/20/2017	7	ALTERATIONS	10,000	05/24/2018	NF	100	100
NP		12	CYCLICAL NON		02/27/2008	JH	100	100
315	06/09/1998	5	OTHER	5,500	07/20/1999	JB	100	100
624	11/05/1997	1	NEW CONSTRUC	240,000	07/20/1999	JB	100	100

LAND

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	R03	1.00			303,350
300	A	0.153	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00			1,840

TOTAL	1.530 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	305,200	287,900
BUILDING	738,200	705,400
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,044,900**	**994,800**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	8X12		96	22.01	1,500

PHOTO 03/27/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/27/2018	NF
LIST	3/27/2018	EST
REVIEW	12/20/2019	MR

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,283	DETAIL ADJ	1.000
$NLA(RCN)	$385	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,790
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	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	528		51.44	27,158
A	ATU	N	ATTIC UNF	264		70.81	18,694
B	OPA	N	OPEN PORCH	36		66.30	2,387
+	BMU	N	BSMT UNFINISHED	1,542		69.78	107,608
+	BAS	L	BASE AREA	1,542	1998	320.32	493,936
+	USF	L	UPPER STORY FIN	741	1998	243.78	180,642
D	USU	N	UPPER STORY UNF	182		74.82	13,618
G	WDK	N	WOOD DECK	228		51.98	11,852
H	PTA	N	PATIO	578		15.81	9,140

TOTAL RCN 878,825

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

EFF.YR/AGE 2001 / 22

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $738,200