

Key: 6223

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.456

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| CUSANELLO DAVID R & LORNA K 10E SEVEN SPRINGS ROAD BURLINGTON, MA 01803 | | | | 13-78-0 | | | | 198 POND VIEW DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CUSANELLO DAVID R & LORNA | | | | 03/31/2021 | F | 1 | (225753) | | | | |
| CUSANELLO DAVID & DOHERTY | | | | 01/31/2020 | QS | 615,000 | (221767) | | | | |
| SCHWARTZ TIMOTHY E & DEBO | | | | 05/11/2018 | QS | 565,000 | (216150) | | | | |

| 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 | % |
| 24-154 | 04/16/2024 | 7 | ALTERATIONS | 185,000 | | | | 0 |
| 451 | 05/27/2022 | 9 | HVAC | 35,789 | 03/23/2023 | TCK | 100 | 100 |
| | 05/11/2018 | 15 | SALE REVIEW | 565,000 | 03/22/2019 | JMG | 100 | 100 |
| 88 | 03/20/2009 | 3 | OUT BUILDING | 6,000 | 04/05/2010 | JH | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 07/16/2007 | JH | 100 | 100 |

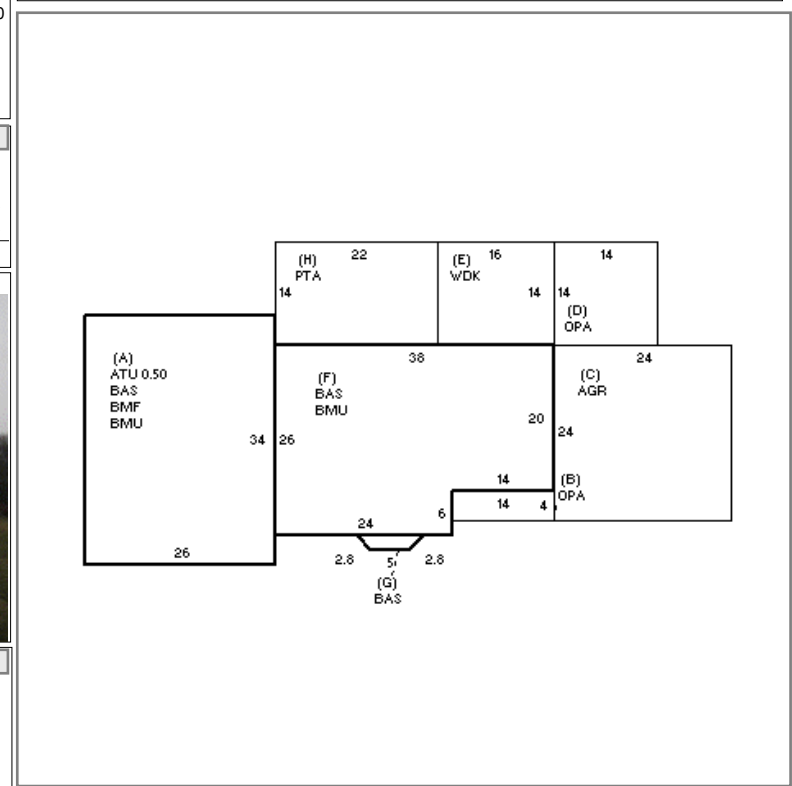
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|------|------|------|------|------------|-----------|
| 100 | S | 60,000 | 12 | 1.00 | A | 1.00 | A | 1.00 | | | | 303,350 |
| 300 | A | 0.014 | 12 | 1.00 | A | 1.00 | A | 1.00 | R03 | 1.00 | | 170 |
| | | | | | | 219,200 | 1.00 | A | 1.00 | R03 | 1.00 | |
| | | | | | | 12,000 | 1.00 | A | 1.00 | R03 | 1.00 | |

| TOTAL | 1.391 Acres | | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 12 | | NOTE | | | | LAND | 303,500 | 286,400 |
| St Ind | AVERAGE | | | LAND | 672,900 | 642,400 | | | |
| Infl | AVERAGE | | | DETACHED | 4,700 | 4,700 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 981,100 | 933,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|-------|-------|-----------|-------|-------|
| SHF | + | 1.10 | 10 0.90 | 12X20 | 2009 | 240 | 21.82 | 4,700 |



| BLDG COMMENTS |
|---------------|
| 4 Fix Bath |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/28/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/5/2010 | JH |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/22/2019 | JMG |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,802 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,788 | | 59.08 | 105,639 |
| \$NLA(RCN) | \$406 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 884 | | 41.12 | 36,348 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | 442 | | 61.68 | 27,262 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | OPA | N | OPEN PORCH | 252 | | 57.75 | 14,553 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | AGR | N | ATT GARAGE | 576 | | 43.81 | 25,233 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | WDK | N | WOOD DECK | 224 | | 45.28 | 10,142 |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | + | BAS | L | BASE AREA | 1,802 | 1994 | 267.62 | 482,260 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | H | PTA | N | PATIO | 308 | | 15.61 | 4,808 |
| | | | | | | | | | F11 | O | FPL 1S 1OP | 1 | | 8,820.70 | 8,821 |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,789.30 | 2,789 |

| TOTAL RCN | 731,368 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | G | |
| KITCHEN | V | |
| BATHS | V | |
| HEAT/ELEC | A | |
| EFF.YR/AGE | 2015 / 8 | |
| COND | 8 8 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 8 % GD | 92 |
| RCNLD | \$672,900 | |