

Key: 6238

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.472

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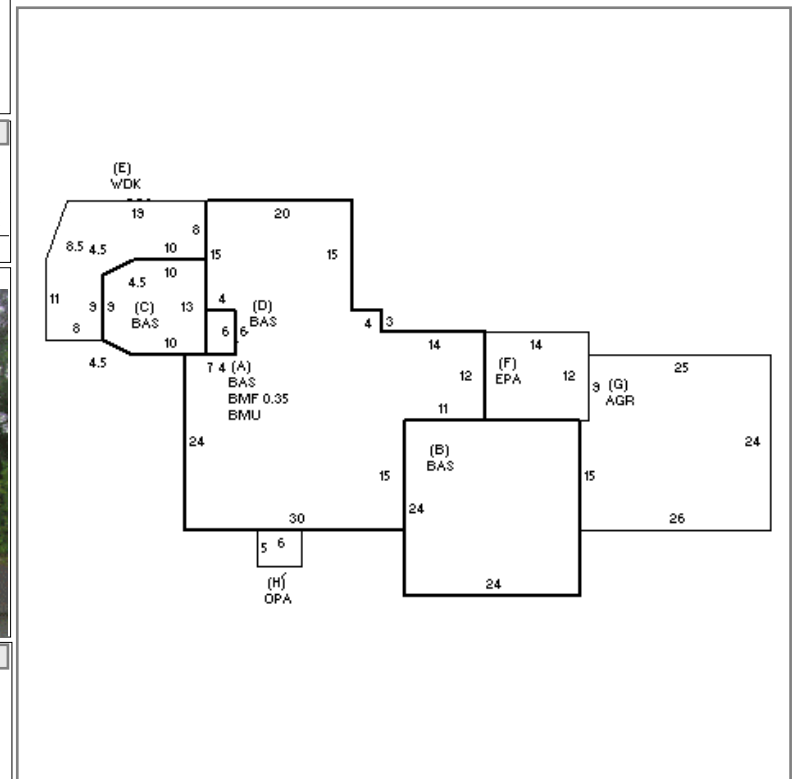
CURRENT OWNER				PARCEL ID				LOCATION				
GUILIANO JOHN A & BARBARA L TRSTEES				4-28-0				83 LEE WAY				
83 LEE WAY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BREWSTER, MA 02631				GUILIANO JOHN A & BARBARA				11/13/2015	F	29270-107		
				GUILIANO JOHN A & BARBARA				09/08/2006	QS	530,000	21334-227	
				BEDARD MICHAEL P & SUSAN				10/29/1992	P	42,500	8277-274	

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	%
23-1283	12/20/2023	7	ALTERATIONS	2,657	06/06/2024	TCK	100	100
22-1016	12/06/2022	7	ALTERATIONS	61,690	06/06/2024	TCK	100	100
280	06/15/2010	7	ALTERATIONS	30,000	03/21/2012	MR	100	100
NP		12	CYCLICAL NON		02/29/2008	JH	100	100
318	05/09/2007	1	NEW CONSTRUC	44,000	02/29/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,397	12	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R03	1.00		265,450

TOTAL	40,397 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	265,500	250,400
St Ind	AVERAGE		BUILDING	625,000	597,600			
Infl	AVERAGE		DETACHED	2,400	2,400			
			OTHER	0	0			
						TOTAL	892,900	850,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X8		80	22.01	1,200
SHF	A	1.00	30 0.70 10X8		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/18/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAMRM,OFFICE (INSP 3/26/18)

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YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	791,194		
NET AREA	2,055	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,281		70.64	90,490	CONDITION ELEM	CD		
\$NLA(RCN)	\$385	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	448		52.44	23,491	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,055	1992	288.41	592,673	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	E	WDK	N	WOOD DECK	256		50.96	13,046	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	F	EPA	N	ENCLOSED PORCH	168		99.42	16,702	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	G	AGR	N	ATT GARAGE	615		48.19	29,635	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	H	OPA	N	OPEN PORCH	30		65.00	1,950				
				FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		9,928.10	9,928				
								ODS	O		OUTDOOR SHOWER	1		3,139.50	3,140				
																		EFF.YR/AGE	1992 / 31
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$625,000