

Key: 6986

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.210

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FALLETTI RICHARD P 33 LAKE SHORE DRIVE BREWSTER, MA 02631				52-104-0				33 LAKE SHORE DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FALLETTI RICHARD P				09/25/2019	F		(220615)					
FALLETTI RICHARD P & MARG				04/02/1986	F	1	(105855)					
FALLETTI RICHARD P.				12/15/1980	QS	10,200	3229-160					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,376	14	1.00	A	1.00	A	1.00	R03	1.15		307,590

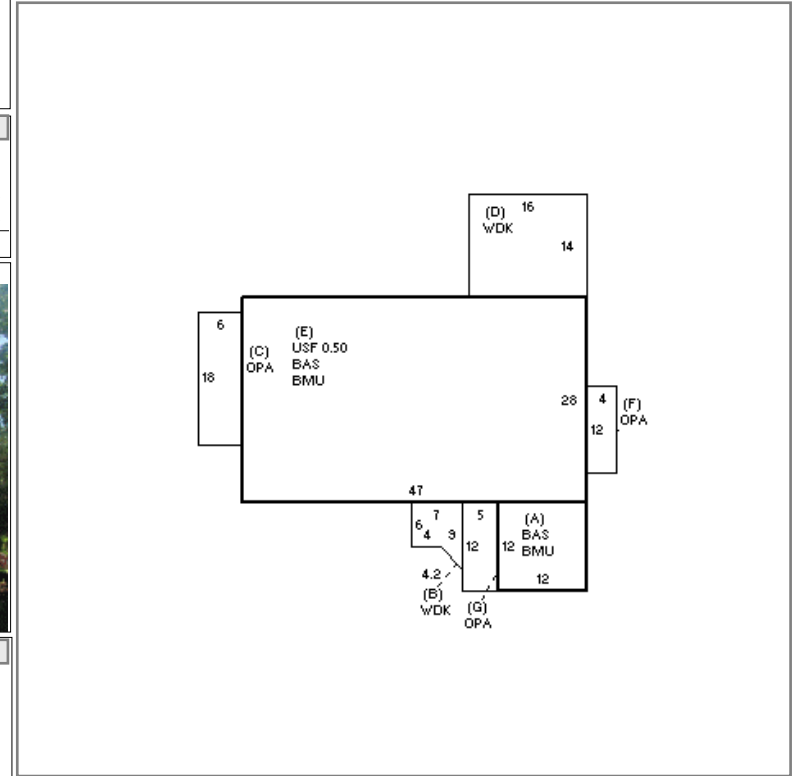
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
711	08/01/2019	7	ALTERATIONS	45,000	05/03/2022	TCK	100	100
473	11/10/2009	7	ALTERATIONS	500	04/13/2010	JH	100	100
NP		12	CYCLICAL NON		04/23/2007	JH	100	100
53	03/12/1991	2	ADD	12,397	04/01/1992		100	100

DE  
TAC  
HE  
D

TOTAL	41,376 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	307,600	315,400
St Ind	AVERAGE		LAND	582,400	549,900			
Infl	AVERAGE		BUILDING	5,000	5,000			
			OTHER	0	0			
						TOTAL	895,000	870,300

BU  
IL  
DIN  
G

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	90 0.10		512	52.47	2,700
SHF	A	1.00	50 0.50 7X10		70	22.01	800
PTD	A	1.00	50 0.50 6X12-6X10-6X		192	8.55	800
SHF	A	1.00	50 0.50 8X8		64	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	9/5/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/5/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/23/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	661,840				
NET AREA	2,118	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,460		59.05	86,211	CONDITION ELEM	CD				
\$NLA(RCN)	\$312	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,460	1981	271.04	395,720	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	271		43.98	11,919	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	216		56.10	12,118	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00	E	USF	L	UPPER STORY FIN	658	1981	206.28	135,731	BATHS	V				
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389	HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00														
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	2009 / 14		
																		COND	12 12 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	12	% GD	88
																		RCNLD	\$582,400		