

Key: 6989

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.213

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
LANDERS SUSAN M & GENSER ANDREA SUE 79 LAKE SHORE DRIVE BREWSTER, MA 02631				51-60-0				79 LAKE SHORE DRIVE								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
LANDERS SUSAN M & CAPOZZI MICHAEL F & MARGA				01/31/2001	QS	250,000	(160535)									
				09/08/1994	L	114,300	(134935)									
				08/23/1994	L	83,000	(134799)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	55,321	14	1.00	A	1.00	A	1.00	252,080	1.07	A	1.00	R03	1.15		341,330

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	%
23-805	07/12/2023	7	ALTERATIONS	1,200	05/30/2024	TCK	100	100
		14	CYCLICAL GRO		09/07/2017	NF	100	100
21	01/16/2009	2	ADD	10,000	04/13/2010	JH	100	100
667	12/22/2008	1	NEW CONSTRUC	18,000	04/13/2010	JH	100	100
116	03/07/2001	3	OUT BUILDING	3,000			100	100

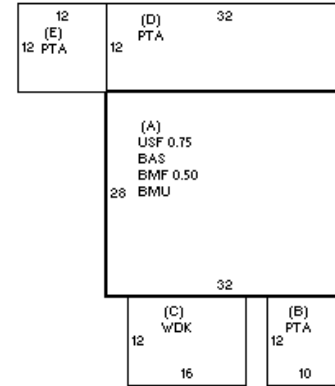
TOTAL	1.270 Acres				ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14				NOTE				LAND	341,300	350,000
St Ind	AVERAGE								BUILDING	412,800	395,200
Infl	AVERAGE								DETACHED	29,700	29,500
								OTHER	0	0	
								TOTAL	783,800	774,700	

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	
GFL	A	1.00	15	0.85	24X24	2008	576	54.20	26,500
HTB	A	1.00	20	0.80		2008	1	4,058.10	3,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/7/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,464
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		69.44	62,221	CONDITION ELEM	CD
\$NLA(RCN)	\$361	OVERALL	1.070	EXT COVER	15	LOGS	1.00	A	BMF	N	BSMT FINISH	448		47.47	21,268	EXTERIOR	A
				ROOF SHAPE	6	SALTBOX	1.00	A	BAS	L	BASE AREA	896	1980	324.95	291,152	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	672	1980	216.39	145,414	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	B	PTA	N	PATIO	120		18.71	2,246	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	192		46.14	8,858	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	PTA	N	PATIO	384		15.91	6,109		
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	144		18.72	2,695		
									F21	O	FPL 2S 1OP	1		11,947.70	11,948		
									ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843		
													EFF.YR/AGE	1980 / 43			
													COND	27 27 %			
													FUNC	0			
													ECON	0			
													DEPR	27	% GD	73	
													RCNLD			\$412,800	