

Key: 7292

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.521

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GALARNEANUX MARINA TRUSTEE C/O DELGIZZI DAVID J & CAROLYN 3 BITTERSWEET LANE WESTON, MA 02493				72-18-0				52 CAPTAIN BAKER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELGIZZI DAVID J & CAROLYN				05/21/2024	QS	900,000	36374-329				
MACKLIN DENNIS TRUSTEE				05/20/2024	DC		29737-229				
GALARNEANUX MARINA TRUSTEE				06/20/2016	F	100	29737-229				

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	%
1138	12/08/2016	7	ALTERATIONS	3,000	03/20/2017	NF	100	100
1029	12/03/2015	7	ALTERATIONS	8,500	05/09/2016	WFF	100	100
		12	CYCLICAL NON		02/02/2004	JB	100	100

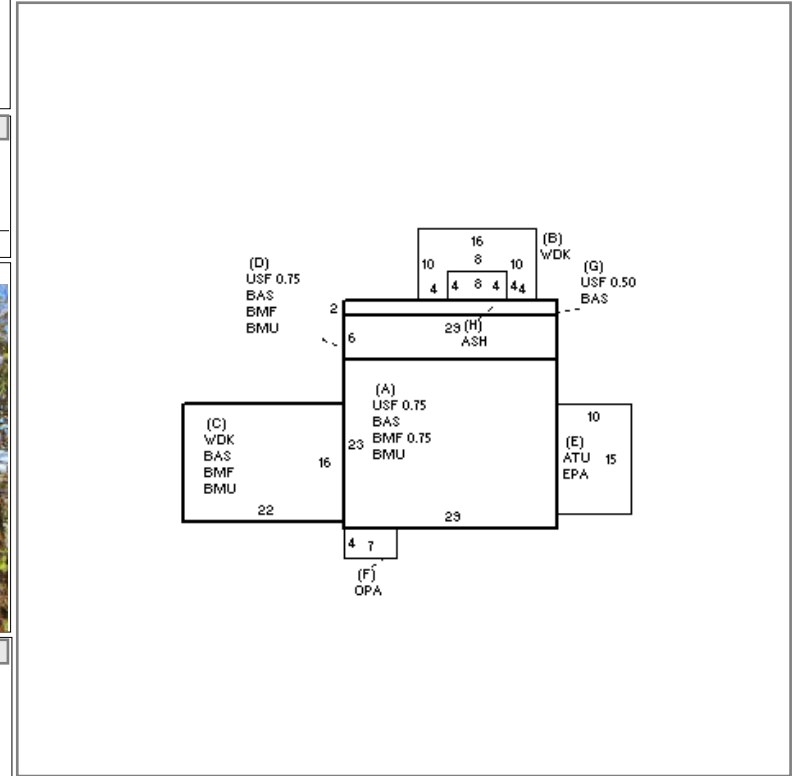
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,800	15 1.00	A 1.00	A 1.00	613,760	2.23	A 1.00	PF4 2.80			622,460

TOTAL	19,800 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	622,500	587,300			
St Ind	AVERAGE		BUILDING	409,700	392,400			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
TOTAL				1,033,500	981,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 4X8		32	22.94	400
SHF	A	1.00	50 0.50 8X10		80	22.01	900



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/18/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,911	DETAIL ADJ	1.000
\$NLA(RCN)	\$306	OVERALL	0.900

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	5	MIN/OTHER	0.95
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,193		55.90	66,686
+	BMF	N	BSMT FINISH	1,026		33.73	34,606
+	USF	L	UPPER STORY FIN	660	1974	182.01	120,127
+	WDK	N	WOOD DECK	480		38.81	18,628
E	EPA	N	ENCLOSED PORCH	150		79.70	11,954
E	ATU	N	ATTIC UNF	150		52.87	7,930
F	OPA	N	OPEN PORCH	28		49.50	1,386
+	BAS	L	BASE AREA	1,251	1974	244.00	305,288
H	ASH	N	ATT SHED	32		28.87	924
	F21	O	FPL 2S 1OP	1		10,049.50	10,050

TOTAL RCN	585,300
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1974 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$409,700