

Key: 736

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 757

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PHANEUF BERNARD V TRUSTEE BERNARD V PHANEUF NOMINEE TR C/O MARIANNE ALBANO 21 FRIENDSHIP LANE BREWSTER, MA 02631				78-77-736				21 FRIENDSHIP LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHANEUF BERNARD V TRUSTE				11/05/1997	F	1	11047-132				
PHANEUF BERNARD V				09/19/1977	XX	48,300	2583-316				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
97	02/04/2022	7	ALTERATIONS	20,000	03/14/2023	TCK	100	100
527	07/15/2015	7	ALTERATIONS	13,400	05/19/2016	WFF	100	100

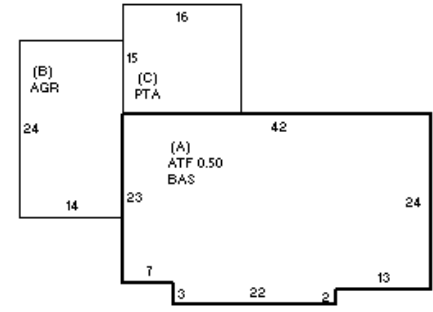
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	798,600	754,000			
Infl			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>798,600</b>	<b>754,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2008	SAM
MODEL	10		CONDO RES	LIST	12/10/2008	SAM
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

usf=2rms

BUILDING

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	2.530
\$NLA(RCN)	\$579	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	0	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	43	05-FRIENDSHIP	1.15
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,045	1977	623.29	651,339
A	ATF	L	ATTIC FIN	523	1977	437.88	229,011
B	AGR	N	ATT GARAGE	336		38.70	13,003
C	PTA	N	PATIO	240		12.90	3,096

TOTAL RCN	907,549
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1984 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$798,600