

Key: 7374

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.604

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION								
GIANSANTE NANCY D & JOHN P TRUSTEES NANCY D GIANSANTE REVOCABLE TRUST 120 BEECHTREE DRIVE BREWSTER, MA 02631				83-18-0				120 BEECHTREE DRIVE								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
GIANSANTE NANCY D & JOHN				11/30/2021	F	1	34704-74									
GIANSANTE JOHN & NANCY TR				04/29/2015	F	1	28831-173									
GIANSANTE JOHN P & NANCY				08/15/2011	QS	512,000	25620-306									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,800	17	1.00	A	1.00	A	1.00	252,080	2.15	A	1.00	R05	1.15		258,310

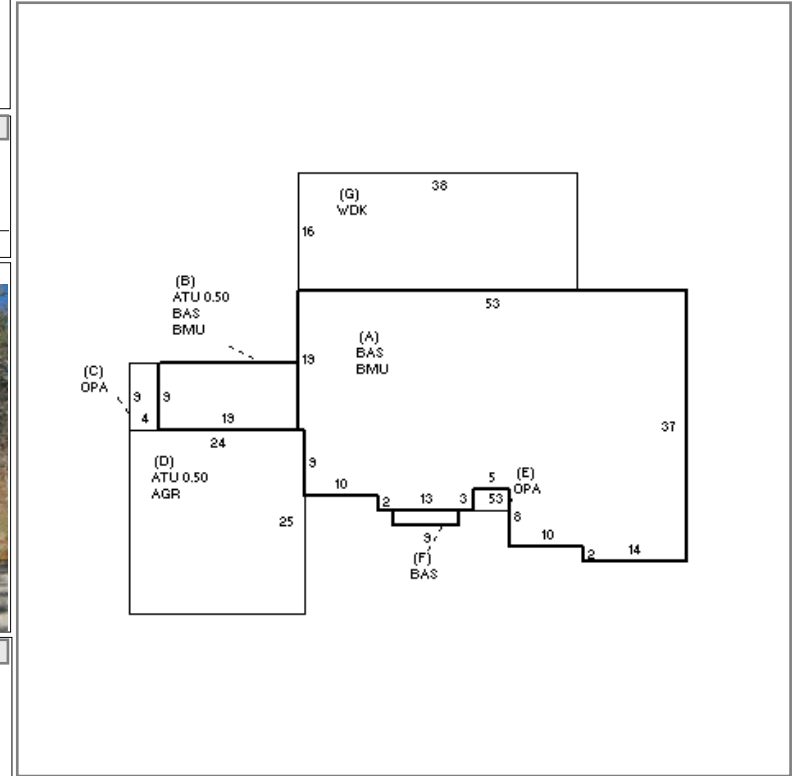
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1170	12/14/2016	3	OUT BUILDING	2,000	03/20/2017	NF	100	100
1110	11/28/2016	5	OTHER	1,500	03/20/2017	NF	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
		12	CYCLICAL NON		12/17/2003	JB	100	100
433	07/13/2003	5	OTHER	7,000			100	100

LAND

TOTAL	20,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE HSE # 120 ISSUED BY BFD 11/10/00				LAND	258,300	243,700
St Ind	AVERAGE		BUILDING	652,500	616,200			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	913,100	862,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/18/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	776.811		
NET AREA	1,881	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,863		62.82	117,029				
\$NLA(RCN)	\$413	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	ATU	N	ATTIC UNF	86		67.28	5,786				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	51		63.00	3,213				
				ROOF COVER	1	ASPH/CMP SH	1.00	D	AGR	N	ATT GARAGE	600		47.79	28,674				
				FLOOR COVER	5	VINYL	1.00	D	ATU	N	ATTIC UNF	300		67.28	20,185				
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,881	2001	291.95	549,167				
				HEATING/COOL	11	HTWT/CL AIR	1.05	G	WDK	N	WOOD DECK	608		49.39	30,031				
				FUEL SOURCE	1	OIL	1.00	F11	O	O	FPL 1S 1OP	1		9,622.60	9,623				
																		TOTAL RCN	776.811
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	2001 / 22
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$652,500