Key: 7498

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,728

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SALDANHA VANDERLAN B & PALEY CILENE A 160 FREEMANS WAY BREWSTER, MA 02631	95-82-0	160 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SALDANHA VANDERLAN B &	04/02/2010	QS	265,000	24463-221
CARUSO LOUIS J JR & NESBI	04/23/1984	XX	52,500	4078-199

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	%
		14	CYCLICAL GRO		11/06/2020	TCK	100	100
1168	12/14/2016	77	SOLAR PANELS	9,300	04/10/2017	MR	100	100
241	04/26/2006	7	ALTERATIONS	1,600	08/08/2007	JH	100	100
		12	CYCLICAL NON		05/05/2004	JB	100	100
132	05/16/1991	5	OTHER	5,300	04/01/1992		100	100

LAND

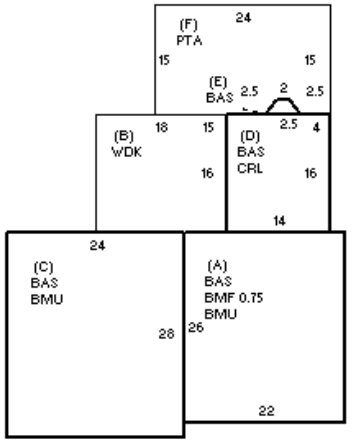
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,679	13 1.00	A 1.00	A 1.00	197,280	2.57	A 1.00	RM2 0.90			194,490

TOTAL	16,679 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE: Septic betterment mistakenly not billed until FY 06.

ASSESSED	CURRENT	PREVIOUS
LAND	194,500	183,500
BUILDING	384,600	363,200
DETACHED	2,200	2,100
OTHER	0	0
TOTAL	**581,300**	**548,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X12		144	21.39	2,200

PHOTO 11/06/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/6/2020	TCK
LIST	8/8/2007	JH
REVIEW	12/22/2020	MR

BLDG COMMENTS
BMF=FAM RM
21 SOLAR PANELS
INFO @ DOOR 11/6/20

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,475	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,878
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,244		54.88	68,274
A	BMF	N	BSMT FINISH	429		40.74	17,477
B	WDK	N	WOOD DECK	288		39.59	11,403
D	CRL	N	BSMT CRAWL	224		30.67	6,870
+	BAS	L	BASE AREA	1,475	1983	243.99	359,879
F	PTA	N	PATIO	353		13.65	4,819
	BMG	O	BSMT GARAGE	1		4,491.50	4,492
	F11	O	FPL 1S 1OP	1		7,713.40	7,713
	GFP	O	GAS FIREPLACE	1		3,157.30	3,157
	MST	O	MAS/METAL STACK	1		5,077.30	5,077
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	499,479

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$384,600		