

Key: 7686

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.914

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
LOMBARDI PETER S & CHERYLANNE M 435 THOUSAND OAKS DRIVE BREWSTER, MA 02631				97-124-0				435 THOUSAND OAKS DRIVE															
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)															
LOMBARDI PETER S & CHERYL				04/25/2019	QS	485,000 (219218)																	
WAKEBY DEVELOPMENT INC				07/30/2018	L	330,000 (216881)																	
STANDISH CLARK J				10/23/2003	QS	465,000 (170978)																	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	43,743	13	1.00	A	1.00	A	1.00	219,200	1.24	A	1.00	R02	1.00									272,580

TOTAL	1.004 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	272,600	257,200			
St Ind	AVERAGE		BUILDING	533,400	503,900			
Infl	AVERAGE		DETACHED	16,600	16,400			
			OTHER	0	0			
			TOTAL	822,600	777,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	20 0.80	16X24	2000	384	53.88	16,600



BLDG COMMENTS
 BMF= FAM RM
 INFO @ DOOR 11/4/20

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/22/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	1,820	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$12,285
GARAGE SPACES		0	1.00
% BSMT FIN		60	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		59.29	61,658
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	624		39.47	24,631
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1991	274.35	285,329
ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	780	1991	193.04	150,571
FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	396		41.16	16,299
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	561,432
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$533,400

