

Key: 7897

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.125

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIONFRIDDO ANTHONY & TRACI-LYNNE TRUSTEES				94-26-0				71 GREENLAND POND ROAD			
71 GREENLAND POND ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GIONFRIDDO ANTHONY & TRACI				07/22/2021	F	1 34317-89	
				GIONFRIDDO TONY & TRACI				03/22/2006	A	1 20842-331	
				GIONFRIDDO TONY				03/22/2006	L	365,000 20842-323	

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	%
347	05/02/2017	2	ADD	50,000	07/03/2018	MR	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
1018	12/03/2013	2	ADD	30,000	08/20/2014	RJM	100	100
		7	ALTERATIONS	23,000	03/09/2012	MR	100	100
718	12/09/2011	12	CYCLICAL NON		03/03/2004	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,600	17	1.00	A	1.00	A	1.00	252,080	2.01	A	1.00	R05	1.15			262,510

TOTAL	22,600 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	262,500	247,700
St Ind	AVERAGE		BUILDING	453,400	433,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	715,900	681,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SOLAR PANELS ---- OUTDOOR SHOWER

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	WFF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/5/2018	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,712	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	64		49.00	3,136
\$NLA(RCN)	\$327	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	416		39.70	16,517
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,024		55.33	56,662
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	768		36.84	28,295
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UPPER STORY FIN	544	1984	182.01	99,013
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,168	1984	248.82	290,618
				HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	320		38.42	12,293
				FUEL SOURCE	1	OIL	1.00	H	EPA	N	ENCLOSED PORCH	288		71.00	20,449
									F21	O	FPL 2S 1OP	1		9,948.00	9,948
									WPL	O	WHIRLPOOL	1		7,579.30	7,579

TOTAL RCN	559,798
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$453,400

