

Key: 7955

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.183

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MARTINELLI THOMAS P & ELIZABETH A 80 SHAW ROAD PETERSHAM, MA 03166				95-118-0				380 FREEMANS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MARTINELLI THOMAS P & ELI				01/18/2023	QS	659,000	35599-218					
RYAN SANDRA & CUSHING JES				09/24/2021	QS	410,000	34504-192					
CLAYTON CAROLINE C				09/15/1999	R	156,500	12541-110					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,838	13	1.00	A	1.00	A	1.00	RM2	0.90		211,740

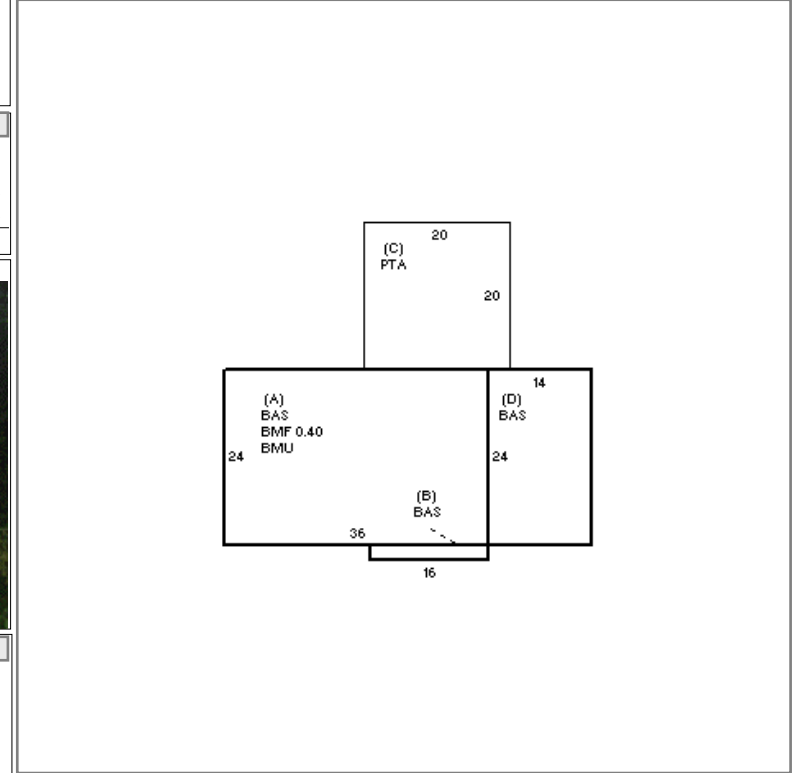
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR23-8	03/14/2023	3	OUT BUILDING	4,200	05/30/2024	TCK	100	100
	01/18/2023	16	MLS REVIEW	659,000	02/28/2024	JMG	100	100
325	04/15/2022	7	ALTERATIONS	100,000	03/06/2023	TCK	100	100
	09/24/2021	16	MLS REVIEW	410,000	05/19/2022	JMG	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100

DE
TACH
ED

TOTAL	25,838 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	211,700	199,600
St Ind	AVERAGE		BUILDING	388,000	369,400			
Infl	AVERAGE		DETACHED	2,100	0			
			OTHER	0	0			
						TOTAL	601,800	569,000

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2023	96	22.01	2,100



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BUILDING	CD	ADJ	DESC	MEASURE	11/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/6/2023	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAM RM (PER MLS)

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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,878		
NET AREA	1,232	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.00	50,976	CONDITION ELEM	CD		
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	346		40.34	13,956	EXTERIOR	E		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1972	246.50	303,688	INTERIOR	E		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	400		13.52	5,406	KITCHEN	E		
				FLOOR COVER	5	VINYL	1.00	F11	O	FPL 1S 10P	1		7,637.00	7,637	BATHS	E			
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	HEAT/ELEC	E			
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2022 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$388,000