

Key: 7959

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.187

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
AMADEO PETER & DONNA C/O NGUYEN THAN & DIANA 39 MOSS LANE BREWSTER, MA 02631		98-60-0		39 MOSS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NGUYEN THAN & DIANA		07/31/2024	QS	877,500	36494-135
AMADEO PETER & DONNA		09/10/2004	QS	555,000	19022-210
MEIER ROBERT DAVID TRUST		12/16/2002	F	1	16082-160

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 %
767		12	CYCLICAL NON		04/22/2013	SF	100 100
243	12/13/2001	5	OTHER	8,000	05/07/2002	SJM	100 100
708	05/08/2001	8	YARD ITEMS	4,000	06/21/2001	LB	100 100
	11/21/2000	1	NEW CONSTRUCT	200,000	06/21/2001	LB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R02	1.00		303,350
300	A	0.003	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R02	1.00		40

DETACHED

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O # 39 11/10/00	T E	LOT 2 ON PLAN BOOK 445/66 BFD ISSUED HSE		LAND	303,400	286,200
St Ind	AVERAGE			BUILDING	635,800	600,500		
Infl	AVERAGE			DETACHED	2,800	2,700		
				OTHER	0	0		
TOTAL						942,000	889,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	10 0.90	10X12		25.67	2,800	12/19/2020



BUILDING	CD	ADJ	DESC	MEASURE	12/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/22/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	2/12/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
WALKOUT BASEMENT
INFO @ DOOR (12/19/20)

BUILDING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	756,949		
NET AREA	1,975	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,975		61.62	121,702	CONDITION ELEM	CD		
\$NLA(RCN)	\$383	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,975	2001	280.30	553,593	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	396		51.14	20,252	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	794		48.45	38,471	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		GFP	O	GAS FIREPLACE	1		3,863.70	3,864	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		6,213.40	6,213	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2001 / 22
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$635,800

