

Key: 8000

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.225

LEG  
AL  
LAND

| CURRENT OWNER  |  | PARCEL ID  |    | LOCATION          |              |
|--|--|------------|----|-------------------|--------------|
| ANTINARELLI A MICHAEL & LINDA<br>PO BOX 793<br>S ORLEANS, MA 02662 |  | 146-21-0   |    | 70 CLAY HOLE ROAD |              |
| TRANSFER HISTORY   |  | DOS        | T  | SALE PRICE        | BK-PG (Cert) |
| ANTINARELLI A MICHAEL & L  |  | 05/23/1990 | G  | 16,000            | 7168-297     |
| ANTINARELLI A MICHAEL & L  |  | 05/22/1987 | XX | 100,000           | 5737-155     |

| 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 %   |
| 2023-12 |            | 13            | SPLIT/SUB/LA |        | 06/27/2022 | JMG    | 100 100 |
| 223     | 03/11/2021 | 10            | INGROUND POO | 50,000 | 03/10/2023 | TCK    | 100 100 |
| 688     | 08/22/2013 | 8             | YARD ITEMS   | 1,000  |            |        | 100 100 |
| NP      |            | 12            | CYCLICAL NON |        | 03/30/2007 | JH     | 100 100 |

| 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 | 10,797   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 12,000  | 1.00 | A          | 1.00      | R02 | 1.00 | 129,560 |

| TOTAL  | 12.174 Acres |  | ZONING           | RR  | FRNT             | 0                |  | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--|------------------|---|------------------|------------------|--|----------|---------|----------|
| Nbhd   | NBHD 13      |  | N<br>O<br>T<br>E | FY23 Combine Plan Bk 369 Pg 48 Parcels 1, 2 & 3<br>(formerly 146-19 & 145-10 into 146-21) |                  |                  |  | LAND     | 432,900 | 408,200  |
| St Ind | AVERAGE      |  |                  | LAND BUILDING   | 854,400          | 806,500          |  |          |         |          |
| Infl   | AVERAGE      |  |                  | DETACHED  | 46,900           | 46,200           |  |          |         |          |
|        |              |  |                  | OTHER   | 0                | 0                |  |          |         |          |
|        |              |  |                  | <b>TOTAL</b>  | <b>1,334,200</b> | <b>1,260,900</b> |  |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------|-------|-----------|--------|
| STB | A    | 1.00 | 50 0.50  |      | 1,225 | 18.30     | 11,200 |
| SHF | A    | 1.00 | 50 0.50  |      | 96    | 22.01     | 1,100  |
| SHF | A    | 1.00 | 50 0.50  |      | 80    | 22.01     | 900    |
| SHF | A    | 1.00 | 01 1.00  | 2021 | 192   | 20.77     | 4,000  |
| HTB | A    | 1.00 | 01 1.00  | 2021 | 1     | 4,058.10  | 4,100  |
| IPV | A    | 1.00 | 01 1.00  | 2021 | 800   | 32.01     | 25,600 |

| BUILDING | CD | ADJ  | DESC            | MEASURE | 3/30/2007 | JH  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 3/30/2007 | JH  |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 3/31/2023 | EMZ |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 1989  | SIZE ADJ   | 0.990 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 993,472 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,884 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,352 |      | 56.17     | 132,107 |           |         |
| \$NLA(RCN) | \$344 | OVERALL    | 1.030 | EXT COVER    | 10 | VERT BOARD  | 0.98 | + | BAS | L | BASE AREA       | 2,352 | 1989 | 271.46    | 638,484 |           |         |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | OPA | N | OPEN PORCH      | 96    |      | 61.18     | 5,874   |           |         |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C | USF | L | UPPER STORY FIN | 532   | 1989 | 227.26    | 120,902 |           |         |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 | D | BMF | N | BSMT FINISH     | 360   |      | 49.36     | 17,769  |           |         |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | E | WDK | N | WOOD DECK       | 200   |      | 47.97     | 9,593   |           |         |
|            |       |            |       | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | G | AGR | N | ATT GARAGE      | 576   |      | 46.41     | 26,733  |           |         |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 | H | PTA | N | PATIO           | 970   |      | 14.59     | 14,154  |           |         |
|            |       |            |       |              |    |             |      |   | F22 | O | FPL 2S 2OP      | 1     |      | 15,261.20 | 15,261  |           |         |
|            |       |            |       |              |    |             |      |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,955.10  | 2,955   |           |         |

PHOTO 03/10/2023

Site plan diagram showing various areas labeled (A) through (H) and (E) through (G). Dimensions and area values are provided for each section.

B  
U  
I  
L  
D  
I  
N  
G

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

| EFF. YR/AGE | 2005 / 18 |         |
|-------------|-----------|---------|
| COND        | 14        | 14 %    |
| FUNC        | 0         |         |
| ECON        | 0         |         |
| DEPR        | 14        | % GD 86 |

| RCNLD | \$854,400 |
|-------|-----------|
|-------|-----------|