Key: 8348

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,589

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARGOTTA PETER J & GENEVIEVE S **56 VALLEY ROAD** **BREWSTER, MA 02631**	**82-19-0**	**56 VALLEY ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARGOTTA PETER J & GENEVI	06/20/2023	A	930,000	(233225)
MARGOTTA KATHRYN M	09/17/2021	DC		(170200)
MARGOTTA MICHAEL T & KATH	08/15/2003	QS	210,000	(170200)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

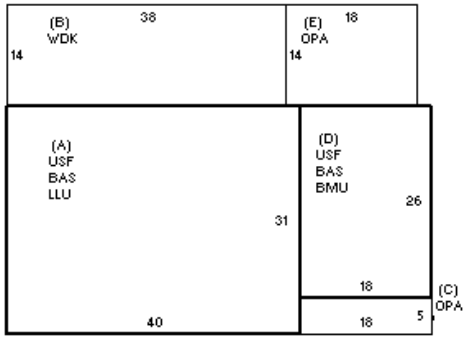
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		05/23/2016	WFF	100	100
456	07/10/2006	1	NEW CONSTRUC	250,000	04/07/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	17 1.00	A 1.00	A 1.00	295,920	1.24	A 1.00	R06 1.35			367,530

TOTAL	43,560 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	367,500	346,700
BUILDING	936,000	894,300
DETACHED	3,700	3,600
OTHER	0	0
TOTAL	**1,307,200**	**1,244,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	10 0.90			1	4,058.10	3,700

PHOTO 05/23/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/23/2016	WFF
LIST	4/30/2009	JH
REVIEW		

YEAR BLT	2008	SIZE ADJ	0.980
NET AREA	3,416	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	14	$22,932
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,240		95.08	117,899
+	BAS	L	BASE AREA	1,708	2008	292.20	499,083
+	USF	L	UPPER STORY FIN	1,708	2008	189.95	324,438
B	WDK	N	WOOD DECK	532		48.40	25,751
+	OPA	N	OPEN PORCH	342		61.74	21,115
D	BMU	N	BSMT UNFINISHED	468		82.54	38,630
	BMG	O	BSMT GARAGE	2		3,819.85	7,640
	F22	O	FPL 2S 2OP	1		15,400.40	15,400
	ODS	O	OUTDOOR SHOWER	1		2,982.00	2,982

TOTAL RCN	1,075,868
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2008 / 15		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD			$936,000