

Key: 8375

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.615

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SALAMONE FRANK P & SALAMONE CYNTHIA R 315 GREENLAND POND ROAD BREWSTER, MA 02631				82-42-0				315 GREENLAND POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SALAMONE FRANK P & O'DONOVAN DANIEL F TRUST				11/09/2012	QS	362,500 (198679)		(166657)			
O'DONOVAN CHARLOTTE				09/23/2002	F	100		(DOC#758,908)			
O'DONOVAN CHARLOTTE				03/11/1999	ML						

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	%
296	04/18/2017	7	ALTERATIONS	10,000	07/03/2018	MR	100	100
800	09/29/2014	12	CYCLICAL NON		05/19/2016	WFF	100	100
186	03/01/2013	3	OUT BUILDING	1,500	06/10/2015	MW	100	100
35	01/16/2013	7	ALTERATIONS	75,000	08/20/2014	RJM	100	100
				30,000	08/20/2014	RJM	100	100

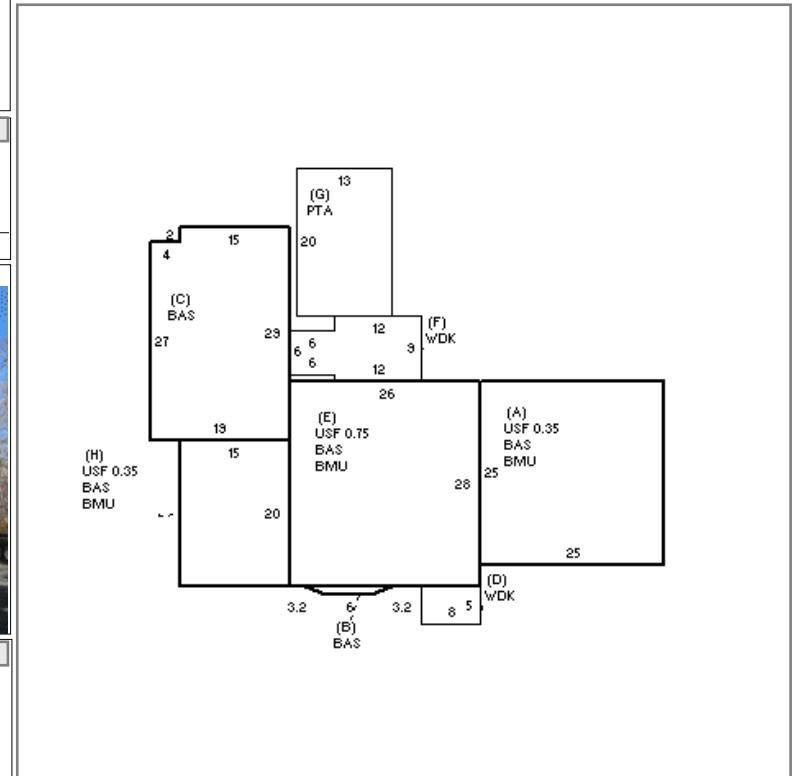
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,900	17	1.00	A	1.00	A	1.00	252,080	1.86	A	1.00	R05	1.15		268,060

TOTAL	24,900 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	268,100	252,900			
St Ind	AVERAGE		BUILDING	663,800	634,200			
Infl	AVERAGE		DETACHED	2,200	2,100			
			OTHER	0	0			
			TOTAL	934,100	889,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X14	2014	112	21.39	2,200



BLDG COMMENTS
INFO @ DOOR 3/23/21



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/20/2014	RJM
STYLE	4	1.02	CAPE [100%]	REVIEW	5/17/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	780,949			
NET AREA	3,075	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,653		51.63	85,351	CONDITION ELEM	CD			
\$NLA(RCN)	\$254	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	870	2013	183.68	159,804	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,205	1973	223.94	493,777	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	184		39.57	7,281	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00	G	PTA	N	PATIO	260		14.45	3,756	BATHS	G			
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		3,122.60	6,245	HEAT/ELEC	G			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		F21	O	FPL 2S 1OP	1		10,246.40	10,246					
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,437.70	2,438					
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$663,800	