

Key: 1047

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.156

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|---------------------------|--|------------|----|-------------------|--------------|--|--|
| SUNDERMIER JOHN T & JOAN ANN (LIFE ESTATE) | | | | 127-10-0 | | | | 70 MARSHVIEW LANE | | | |
| 70 MARSHVIEW LANE BREWSTER, MA 02631 | | | | TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | SUNDERMIER JOHN T & JOAN | | 01/23/2014 | F | 1 (202547) | | | |
| | | | | SUNDERMIER JOHN T | | 03/15/2010 | QS | 641,500 (190905) | | | |
| | | | | GENGARELLY W ANTHONY & DA | | 03/13/2009 | H | (188121) | | | |

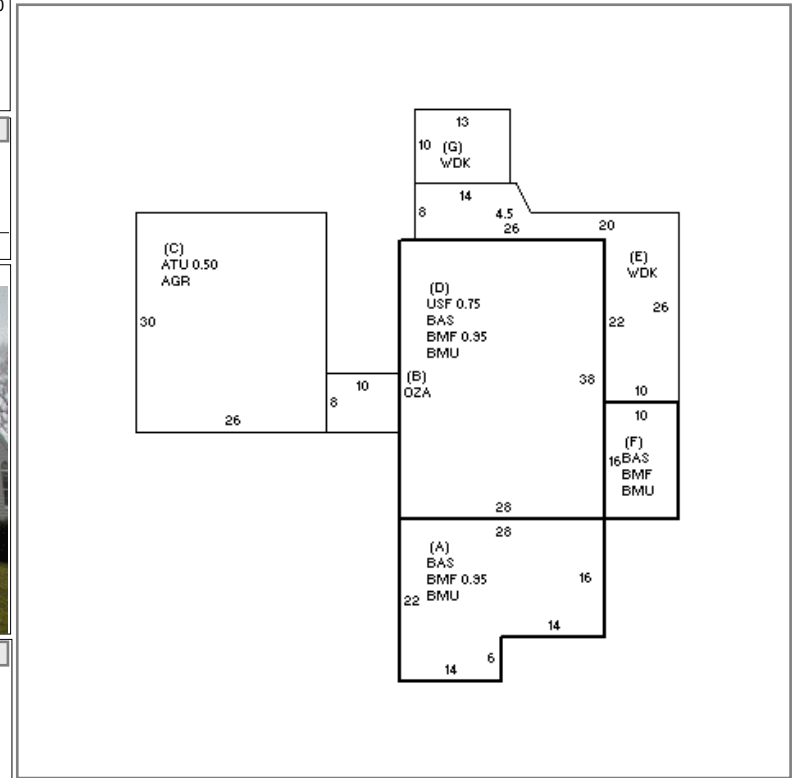
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 397 | 05/15/2017 | 7 | ALTERATIONS | 14,000 | 05/11/2018 | NF | 100 | 100 |
| 283 | 04/24/2012 | 7 | ALTERATIONS | 1,800 | 02/05/2013 | MR | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 11/23/2007 | 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 | 60,000 | 8 | 1.00 | 8-D | 1.00 | A | 1.00 | 1.00 | R08 | 1.90 | 576,360 |
| 300 | A | 0.173 | 8 | 1.00 | 8-D | 1.00 | A | 1.00 | R08 | 1.90 | | 3,940 |

DETACHED

| TOTAL | 1.550 Acres | | | | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|--|--|--------|----|------|--------------|------------------|------------------|----------|
| Nbhd | NBHD 8 | | | | NOTE | | | | LAND | 580,300 | 547,500 |
| St Ind | UPLAND | | | | | | | | BUILDING | 823,700 | 787,800 |
| Infl | AVERAGE | | | | | | | | DETACHED | 2,200 | 2,100 |
| | | | | | | | | | OTHER | 0 | 0 |
| | | | | | | | | TOTAL | 1,406,200 | 1,337,400 | |



BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|--------------|----|-------|-----------|-------|------------|
| SHF | A | 1.00 | 30 0.70 9X16 | | 144 | 21.39 | 2,200 | 02/05/2021 |

| BUILDING | CD | ADJ | DESC | MEASURE | 2/5/2021 | NF |
|----------|----|------|-----------------|---------------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/23/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 3/5/2021 | MR |
| QUALITY | G | 1.30 | GOOD [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | GENERATOR | | |

G

| YEAR BLT | 1988 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,069,724 | | | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|-----------------|----------------|------------|------------|--|--|
| NET AREA | 2,554 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,756 | | 67.81 | 119,073 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$419 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 1,676 | | 40.92 | 68,574 | EXTERIOR | A | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,756 | 1988 | 313.69 | 550,844 | INTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | OZA | N | OPEN BREEZEWAY | 80 | | 71.04 | 5,683 | KITCHEN | A | | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | AGR | N | ATT GARAGE | 780 | | 49.13 | 38,325 | BATHS | A | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | ATU | N | ATTIC UNF | 390 | | 70.79 | 27,607 | HEAT/ELEC | A | | | |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | D | USF | L | UPPER STORY FIN | 798 | 1988 | 243.71 | 194,482 | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | WDK | N | WOOD DECK | 554 | | 51.96 | 28,788 | | | | | |
| | | | | | | | | | | | | | F12 | O | FPL 1S 2OP | 1 | 12,557.50 | 12,558 | | |
| | | | | | | | | | | | | | MST | O | MAS/METAL STACK | 1 | 6,663.80 | 6,664 | | |
| | | | | | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | 3,201.30 | 3,201 | | |
| | | | | | | | | | | | | | | | | | EFF_YR/AGE | 1988 / 35 | | |
| | | | | | | | | | | | | | | | | | COND | 23 23 % | | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | DEPR | 23 % GD 77 | | |
| | | | | | | | | | | | | | | | | | RCNLD | \$823,700 | | |