

Key: 12640

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.100

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| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | | | | | |
|---|---|------------|------|---------------------|--------------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| ROBINSON LESLIE H TRUSTEE 667 LOWER ROAD BREWSTER, MA 02631 | | 57-62-0 | | 667-667A LOWER ROAD | | | | | | | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | | | |
| ROBINSON LESLIE H TRUSTEE | | 05/28/2020 | DC | | 12351-184 | | | | | | | | | | | |
| ROBINSON ROY W JR TRUSTE | | 06/21/1999 | F | 1 | 12351-184 | | | | | | | | | | | |
| ROBINSON ROY W | | 05/30/1979 | XX | 120,000 | 2925-208 | | | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 100 | S | 60,000 | 11 | 1.00 | A | 1.00 | A | 1.00 | 372,640 | 1.00 | A | 1.00 | R07 | 1.70 | | 515,690 |
| 300 | A | 1,509 | 11 | 1.00 | A | 1.00 | A | 1.00 | 20,400 | 1.00 | A | 1.00 | R07 | 1.70 | | 30,780 |
| 350 | A | 0.067 | 11 | 1.00 | A | 1.00 | A | 1.00 | 2,100 | 1.00 | A | 1.00 | TWP | 1.00 | | 140 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|--------|---------|
| 1090 | 100 | MULTIPLE HSES | | 667A | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-470 | 05/01/2023 | 7 | ALTERATIONS | 35,000 | 05/07/2024 | NF | 100 100 |
| 1046 | 12/10/2018 | 7 | ALTERATIONS | 330,000 | 07/08/2020 | NF | 100 100 |
| 625 | 08/28/2012 | 8 | YARD ITEMS | 5,000 | 01/30/2013 | MR | 100 100 |
| 180 | 04/10/1998 | 3 | OUT BUILDING | 20,000 | | | 100 100 |

| TOTAL | 2.952 Acres | ZONING | RL | FRNT | 150 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|------------------|---|--------|----------|-----------|-----------|----------|
| Nbhd | NBHD 11 | N O T E | SUBDIV OF LOT 19 FOR F/Y 2000 LOT 1 ON PLAN | | | LAND | 546,600 | 515,600 |
| St Ind | AVERAGE | | O | 546/27 | BUILDING | 601,900 | 568,400 | |
| Infl | AVERAGE | | T | | DETACHED | 13,100 | 12,900 | |
| | | | E | | OTHER | 233,800 | 220,700 | |
| | | | | TOTAL | | 1,395,400 | 1,317,600 | |

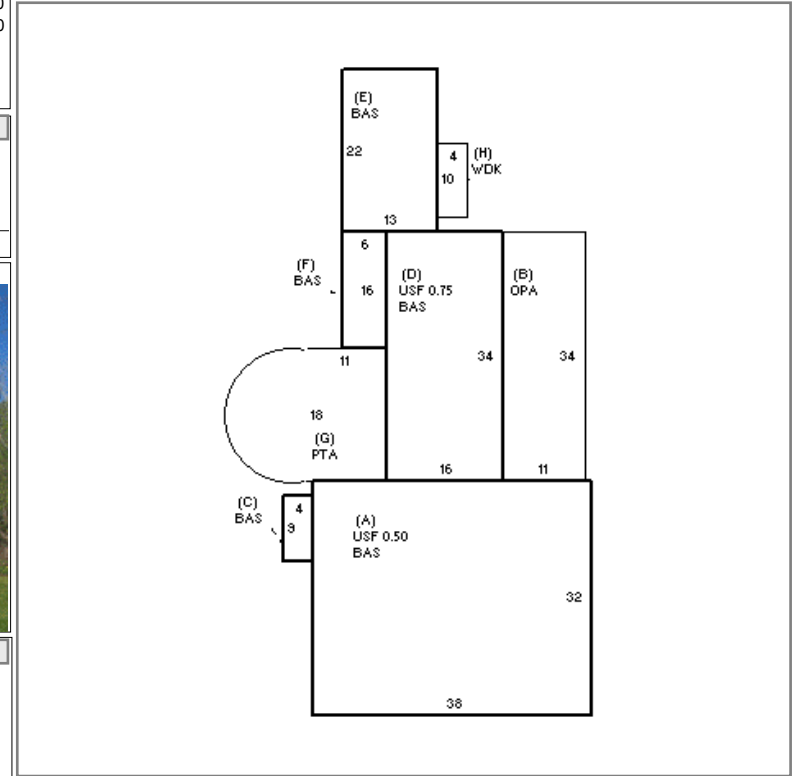
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/21/2024 |
|-----|------|------|----------|-------|-------|-----------|-------|--------|------------|
| LBN | A | 1.00 | 30 0.70 | 30X34 | 1998 | 1,020 | 18.30 | 13,100 | |



| BLDG COMMENTS |
|-----------------|
| Main House #667 |

| BUILDING | CD | ADJ | DESC | MEASURE | 2/24/2021 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/27/2007 | JH |
| STYLE | 16 | 1.05 | ANTIQUE [100%] | REVIEW | 5/21/2024 | EMZ |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1790 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 859,913 | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|-----|-----------------|----------------|------|-----------|----------|----------------|------------|--|
| NET AREA | 3,194 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | + | BAS | L | BASE AREA | 2,178 | 1790 | 251.11 | 546,922 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$269 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,016 | 1790 | 199.60 | 202,798 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 374 | | 56.59 | 21,167 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | G | PTA | N | PATIO | 364 | | 15.30 | 5,568 | KITCHEN | G | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | H | WDK | N | WOOD DECK | 40 | | 44.37 | 1,775 | BATHS | G | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | BMU | N | BSMT UNFINISHED | 320 | | 75.66 | 24,213 | HEAT/ELEC | G | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 11,489.90 | 11,490 | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | F22 | O | FPL 2S 2OP | 2 | | 14,116.50 | 28,233 | | | |
| | | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,733.50 | 2,734 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1973 / 50 | |
| | | | | | | | | | | | | | | | | COND | 30 30 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 | |
| | | | | | | | | | | | | | | | | RCNLD | \$601,900 | |



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Key: 12640

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.101

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---------------------------|--|------------------|---------------------|---|------------|--------------|
| ROBINSON LESLIE H TRUSTEE | | 57-62-0 | 667-667A LOWER ROAD | | | |
| 667 LOWER ROAD | | TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
| BREWSTER, MA 02631 | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE HSES | | | 667A | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

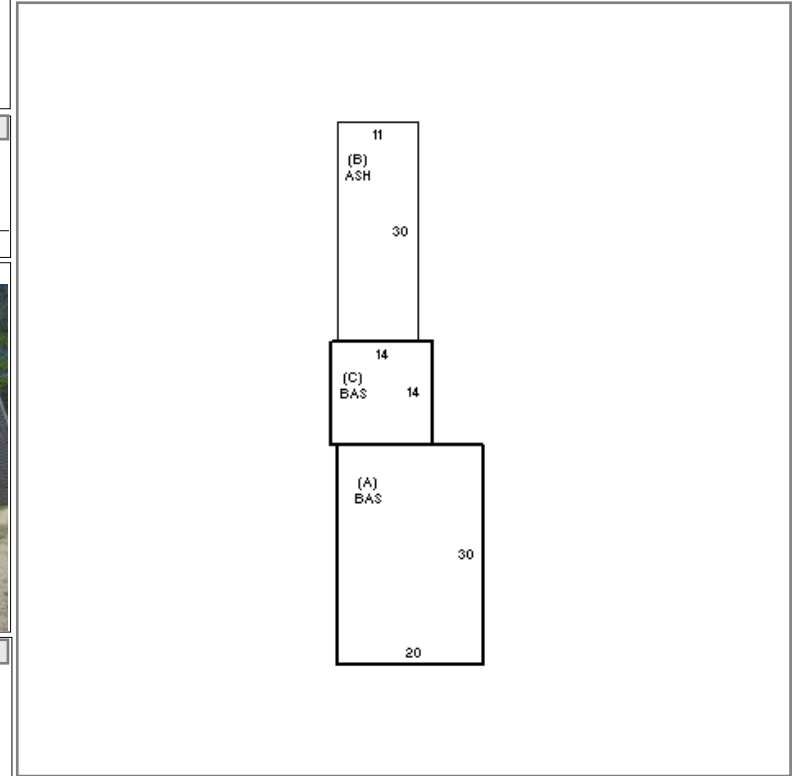
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|--------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 233,800 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/25/2019 | NF |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/25/2019 | NF |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 5/21/2024 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1973 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> </td> | SIZE ADJ | 1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|--|------------|---|--------------|----|--------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 796 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BASE AREA | 600 | 1973 | 279.24 | 167,541 |
| \$NLA(RCN) | \$294 | OVERALL | 0.960 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | ASH | N | ATT SHED | 330 | | 23.45 | 7,739 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BAS | L | BASE AREA | 196 | 2019 | 279.24 | 54,731 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 16 | FHA+DCTLS AC | 1.01 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|---------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | \$3,744 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| | |
|----------------|------------|
| TOTAL RCN | 233,754 |
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | E |
| KITCHEN | E |
| BATHS | E |
| HEAT/ELEC | E |
| EFF.YR/AGE | 2023 / 0 |
| COND | 0 0 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 0 % GD 100 |
| RCNLD | \$233,800 |