

Key: 12813

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.163

LEGALS AND

Table with columns: CURRENT OWNER, PARCEL ID, LOCATION, TRANSFER HISTORY, DOS, T, SALE PRICE, BK-PG (Cert), CD, T, AC/SF/UN, Nbh, St Ind, Infl, ADJ BASE, SAF, Topo, Lpi, VC, CREDIT AMT, ADJ VALUE.

Table with columns: CLASS, CLASS%, DESCRIPTION, BN ID, BN, CARD, PMT NO, PMT DT, TY, DESC, AMOUNT, INSP, BY, 1st, %.

Table with columns: TOTAL, 5.510 Acres, ZONING, RM, FRNT, 0, ASSESSED, CURRENT, PREVIOUS, Nbh, NBHD 11, St Ind, AVERAGE, Infl, AVERAGE.

Table with columns: TY, QUAL, COND, DIM/NOTE, YB, UNITS, ADJ PRICE, RCNLD, SHF, A, 1.00, 10, 0.90, 16X24, 2015, 384, 19.22, 6,600.

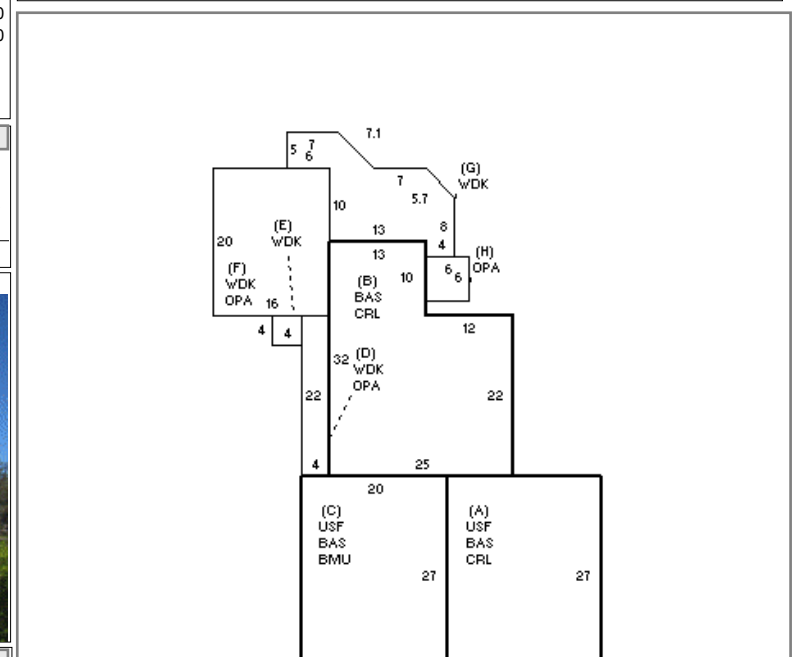


Table with columns: BUILDING, CD, ADJ, DESC, MEASURE, 10/20/2020, JMG, MODEL, STYLE, QUALITY, FRAME.

BLDG COMMENTS: #321 - Captain Isaac Foster House EST FROM PLANS/INFO @ DOOR 4/29/22

DETACHED

BUILDING

Large summary table with columns: YEAR BLT, NET AREA, \$NLA(RCN), CAPACITY, UNITS, ADJ, ELEMENT, CD, DESCRIPTION, ADJ, S, BAT, T, DESCRIPTION, UNITS, YB, ADJ PRICE, RCN, TOTAL RCN, CONDITION ELEM, CD, EFF. YR/AGE, COND, FUNC, ECON, DEPR, RCNLD.

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.164

LEGAL

LAND

DETACHED

BUILDING

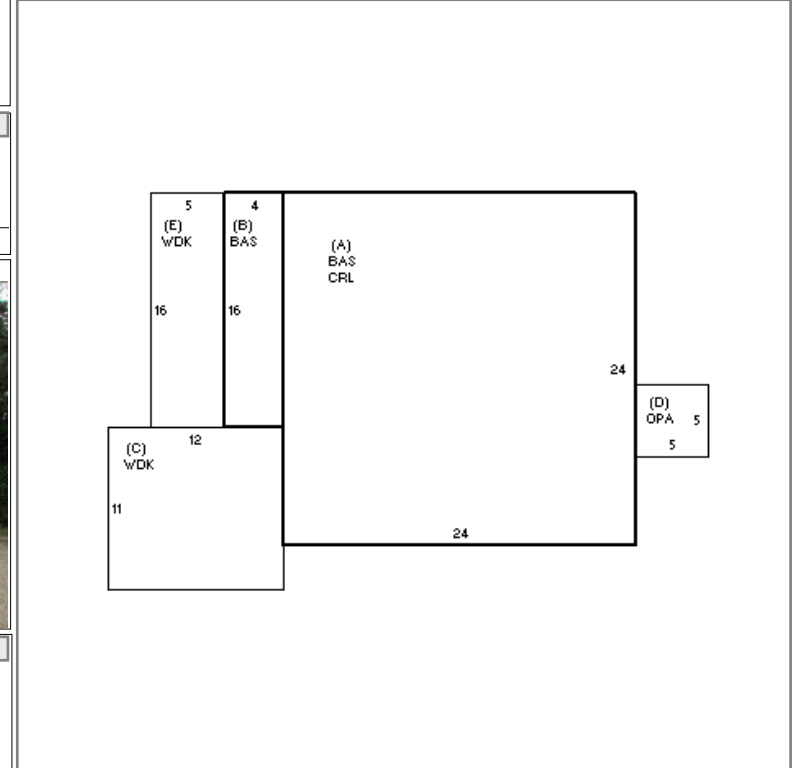
| CURRENT OWNER | PARCEL ID | LOCATION |
|--|------------------|--------------------|
| MASTROMATTEO CHARLENE J TRUSTEE & C/O MASTROMATTEO ROBERT J 321 LOWER ROAD BREWSTER, MA 02631 | 49-2-0 | 321-325 LOWER ROAD |
| | TRANSFER HISTORY | DOS |
| | | |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD | | | |
|--------|--------|---------------|-------|--------|--------|----|-----|---|
| 1090 | 100 | MULTIPLE HSES | 323 | 2 | 2 of 3 | | | |
| 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 |
|--------|--------|------|---------------------------------------|---------|----------|
| | | | LAND BUILDING DETACHED OTHER | 181,500 | |
| Nbhd | NOTE | | TOTAL | | |
| St Ind | | | | | |
| Infl | | | | | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 10/20/2020 | JMG |
|----------|----|------|--------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/20/2020 | JMG |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 3/28/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
#323 - Mim's Cottage

| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 245.332 | | | | | | | | | | | | |
|----------------|------------|------------|-------|---|----|-------------|------|---|-----|---|----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|---------|----------|---|---------|---|-------|------------|-----------|---|
| NET AREA | 640 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | A | CRL | N | BSMT CRAWL | 576 | | 32.79 | 18,889 | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$383 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 640 | 1900 | 314.14 | 201,050 | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 212 | | 42.33 | 8,975 | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | D | OPA | N | OPEN PORCH | 25 | | 54.00 | 1,350 | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,248.00 | 8,248 | | | | | | | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,608.20 | 2,608 | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>V</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | V | INTERIOR | V | KITCHEN | V | BATHS | G | HEAT/ELEC | A |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT/ELEC | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td>1981 / 42</td> </tr> <tr> <td>COND</td> <td>26 26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>26 % GD 74</td> </tr> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1981 / 42 | COND | 26 26 % | FUNC | 0 | ECON | 0 | DEPR | 26 % GD 74 | | |
| EFF.YR/AGE | 1981 / 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 26 26 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 26 % GD 74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>RCNLD</th> <td>\$181,500</td> </tr> </table> | | | | | | | | | | | | | | RCNLD | \$181,500 | | | | | | | | | | |
| RCNLD | \$181,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Key: 12813

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.165

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------|------------|--------------|--|
| MASTROMATTEO CHARLENE J TRUSTEE & C/O MASTROMATTEO ROBERT J 321 LOWER ROAD BREWSTER, MA 02631 | | 49-2-0 | 321-325 LOWER ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE HSES | | | 325 | 3 | 3 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |

LAND

| 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 | 159,200 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

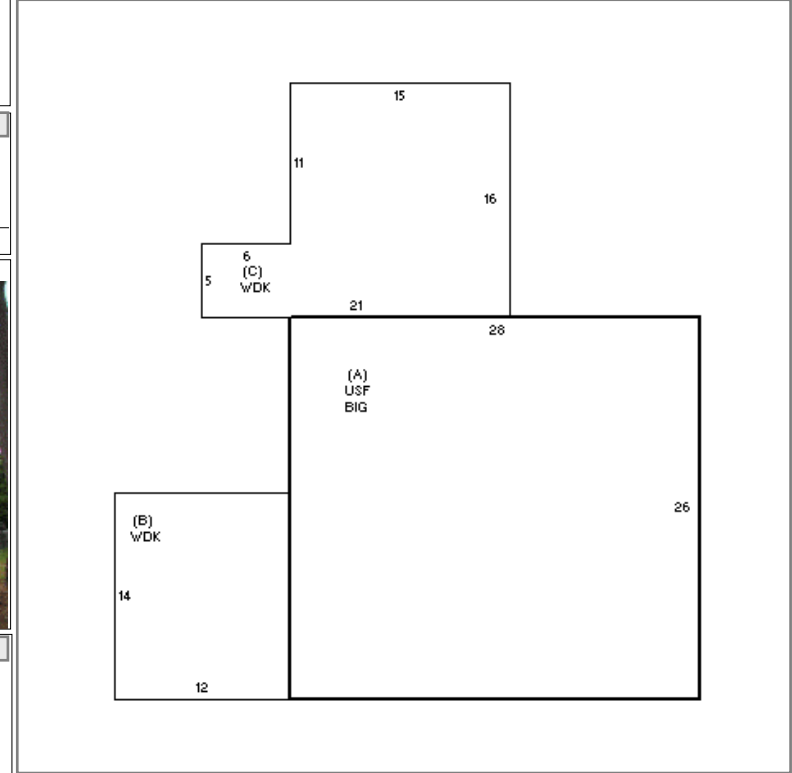
DETACHED

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



BLDG COMMENTS

#325 - The Treehouse



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/20/2020 | JMG |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/29/2010 | JH |
| STYLE | 17 | 0.90 | GAR/QTRS [100%] | REVIEW | 3/28/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

G

| YEAR BLT | 2010 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 180,930 | | |
|---------------|-------|------------|---------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|------------|----------------------|---------|------|---|
| NET AREA | 728 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 728 | | 44.23 | 32,199 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$249 | OVERALL | 0.930 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | USF | L | UPPER STORY FIN | 728 | 2010 | 170.98 | 124,472 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 438 | | 36.46 | 15,968 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,246.00 | 2,246 | KITCHEN | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | EFF.YR/AGE 2010 / 13 | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | COND | 12 12 % | | |
| | | | | CAPACITY | | UNITS | ADJ | | | | | | | | | | | FUNC | 0 |
| STORIES | 2 | 1.00 | | | | | | | | | | | | ECON | 0 | | | | |
| ROOMS | 1 | 1.00 | \$6,045 | | | | | | | | | | | DEPR | 12 % GD 88 | | | | |
| BEDROOMS | 1 | 1.00 | | | | | | | | | | | | RCNLD | \$159,200 | | | | |
| BATHROOMS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| FIXTURES | 5 | | | | | | | | | | | | | | | | | | |
| GARAGE SPACES | 2 | 1.00 | | | | | | | | | | | | | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |