

Key: 12823

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.171

LEGALS

| CURRENT OWNER                                 |  |  |  | PARCEL ID                 |  |  |  | LOCATION                  |    |            |              |  |
|---|--|--|--|---------------------------|--|--|--|---------------------------|----|------------|--------------|--|
| GIROUARD RANDALL A & MCEVOY PEGGY TRUSTEES    |  |  |  | 98-90-0                   |  |  |  | 114 CAPTAINS VILLAGE LANE |    |            |              |  |
| 114 CAPTAIN'S VILLAGE LANE BREWSTER, MA 02631 |  |  |  | TRANSFER HISTORY          |  |  |  | DOS                       | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | GIROUARD RANDALL A & MCEV |  |  |  | 06/18/2020                | F  | 1          | 32995-137    |  |
|   |  |  |  | GIROUARD RANDALL ALBERT & |  |  |  | 12/11/2019                | QS | 875,000    | 32537-342    |  |
|   |  |  |  | DEVITO CHARLES A & DEVITO |  |  |  | 04/14/2017                | QS | 775,000    | 30423-76     |  |

| 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    | %   |
| 234    | 12/11/2019 | 15            | SALE REVIEW  | 875,000 | 07/21/2020 | JMG | 100    | 100 |
| 171    | 04/14/2017 | 16            | MLS REVIEW   | 775,000 | 06/18/2018 | JMG | 100    | 100 |
| 296    | 03/21/2017 | 7             | ALTERATIONS  | 1,500   | 05/25/2018 | NF  | 100    | 100 |
|        | 03/26/2002 | 5             | OTHER        | 12,000  |            |     | 100    | 100 |
|        | 06/05/2001 | 1             | NEW CONSTRUC | 300,000 | 02/07/2002 | LB  | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 30,186   | 13   | 1.00   | 13P  | 1.00     | A   | 1.00 | 372,640 | 1.61 | A          | 1.00      | R13 | 1.70 |  |  | 415,340 |

DETAILED

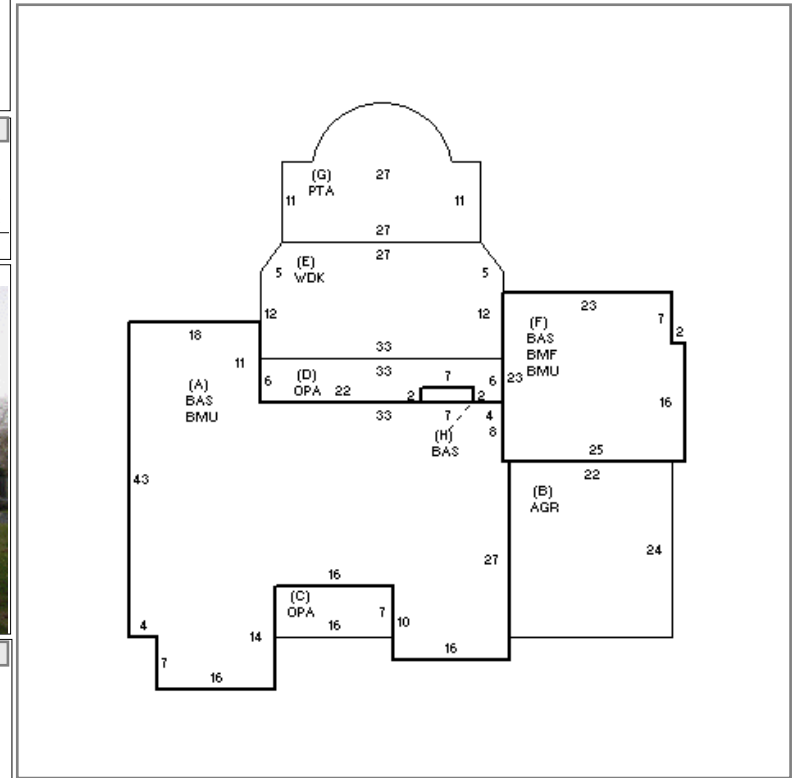
| TOTAL  | 30,186 SF       | ZONING           | RL   | FRNT      | 0         | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------------|------------------|--|-----------|-----------|----------|---------|----------|
| Nbhd   | NBHD 13         | N<br>O<br>T<br>E | SUBDIV OF LOTS 18, 18-2, 18-3 & 93 FOR FY 2001 LOT 3 ON PLAN BOOK 552/23 |           |           | LAND     | 415,300 | 391,800  |
| St Ind | CAPTAINS VILLAG |                  | LAND   | 967,100   | 922,700   |          |         |          |
| Infl   | AVERAGE         |                  | BUILDING   | 0         | 0         |          |         |          |
|        |                 |                  | DETACHED   | 0         | 0         |          |         |          |
|        |                 |                  | OTHER  | 0         | 0         |          |         |          |
|        |                 |                  | TOTAL  | 1,382,400 | 1,314,500 |          |         |          |

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

PHOTO 01/14/2021



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 1/14/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 3/19/2007 | JH  |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 1/29/2021 | MR  |
| QUALITY  | G  | 1.30 | GOOD [100%]     |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 2002  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 1,028,795 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA   | 2,477 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,463 |      | 61.46     | 151,383 | CONDITION ELEM | CD        |
| \$NLA(RCN) | \$415 | OVERALL    | 1.030 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | B | AGR | N | ATT GARAGE      | 528   |      | 51.94     | 27,424  | EXTERIOR       | G         |
|            |       |            |       | ROOF SHAPE   | 2  | HIP         | 1.00 | + | OPA | N | OPEN PORCH      | 296   |      | 66.95     | 19,817  | INTERIOR       | G         |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | E | WDK | N | WOOD DECK       | 516   |      | 52.49     | 27,084  | KITCHEN        | G         |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | F | BMF | N | BSMT FINISH     | 561   |      | 54.01     | 30,299  | BATHS          | G         |
|            |       |            |       | INT FINISH   | 1  | PLASTER     | 1.00 | G | PTA | N | PATIO           | 412   |      | 17.03     | 7,018   | HEAT/ELEC      | G         |
|            |       |            |       | HEATING/COOL | 9  | WARM/CL AIR | 1.03 | + | BAS | L | BASE AREA       | 2,477 | 2002 | 297.06    | 735,810 |                |           |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 |   | GFP | O | GAS FIREPLACE   | 1     |      | 4,185.70  | 4,186   |                |           |
|            |       |            |       |              |    |             |      |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 3,233.70  | 3,234   |                |           |
|            |       |            |       |              |    |             |      |   | WPL | O | WHIRLPOOL       | 1     |      | 10,355.80 | 10,356  |                |           |

| EFF.YR/AGE | 2017 / 6  |
|------------|-----------|
| COND       | 6 6 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 6 % GD 94 |
| RCNLD      | \$967,100 |