

Key: 14077

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.376

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--------------|----|------------|--------------|------------------|--|--|--|
| CLOSSON CAROL M 3679 MAIN STREET BREWSTER, MA 02631 | | | | 126-12-14077 | | | | 3679 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CLOSSON CAROL M | | | | 06/24/2016 | QS | 215,000 | 29752-313 | | | | |
| DAVIS JANET | | | | 04/07/2016 | F | | 29562-107 | | | | |
| DAVIS DENNIS GRAHAM & | | | | 08/09/2012 | QS | 175,000 | 26573-28 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|--------------|--------|------------|----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 478 | 09/07/2011 | 2 | ADD | 25,000 | 03/15/2012 | MR | 100 | 100 |
| 339 | 06/17/2008 | 7 | ALTERATIONS | 5,000 | 03/28/2009 | JH | 100 | 100 |
| 594 | 07/06/0107 | 3 | OUT BUILDING | 3,166 | 04/24/2017 | NF | 100 | 100 |

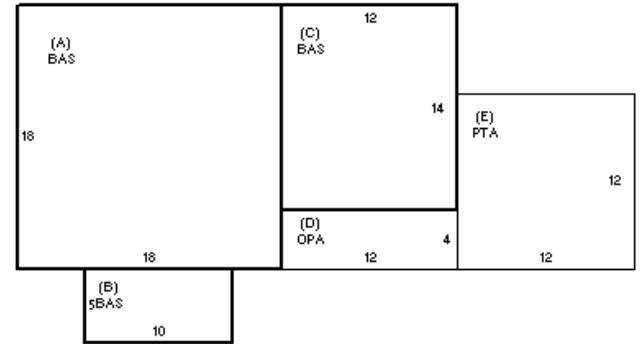
LAND

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

| TOTAL | SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|----|--------|--|------|---|--------------|----------------|----------------|
| Nbhd | | N | Map 11 Parcel 25 Converted to condos for FY 08 -- Unit | | | LAND | 0 | 0 |
| St Ind | | O | #7 "Honeysuckle" on Plan Book 610/36-- | | | BUILDING | 348,200 | 328,700 |
| Infl | | T | Larger Exclusive use area for this condo shown on Plan | | | DETACHED | 1,600 | 1,600 |
| | | E | Book 620/51 FY 09 | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 349,800 | 330,300 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 10X8 | 2016 | 80 | 22.01 | 1,600 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/15/2012 | MR |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 10 | | CONDO RES | LIST | 3/15/2012 | MR |
| STYLE | 2 | 1.00 | STAND ALONE [100%] | REVIEW | 6/8/2017 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | N/A [100%] | | | |

BLDG COMMENTS

UNIT 7

| YEAR BLT | 1941 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|----------------|-------|------------|---------|------------|----|-----------------|------|
| NET AREA | 542 | DETAIL ADJ | 2.425 | COMPLEX | 28 | CRANBERRY COVE | 2.45 |
| \$NLA(RCN) | \$714 | OVERALL | 1.000 | STYLE | 78 | 28-CRANBERRY CV | 1.00 |
| | | | | VIEW/LOC | 1 | NONE | 1.00 |
| | | | | HVAC | 7 | FL/WALL UN | 0.99 |
| | | | | END/MIDDLE | 0 | | 1.00 |
| CAPACITY | | UNITS | ADJ | | | | |
| ROOMS | | 3 | 1.00 | | | | |
| BEDROOMS | | 1 | 1.00 | | | | |
| BATHS | | 1 | 1.00 | | | | |
| HALF BATHS | | 0 | 1.00 | | | | |
| FIREPLACES | | 0 | .00 | | | | |
| % COMMON OWNER | | 13.99 | 1.00 | | | | |
| FIXTURES | | 3 | \$3,900 | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 374 | 1941 | 699.51 | 261,617 |
| C | BAS | L | BASE AREA | 168 | 2011 | 699.51 | 117,518 |
| D | OPA | N | OPEN PORCH | 48 | | 41.40 | 1,987 |
| E | PTA | N | PATIO | 144 | | 12.90 | 1,858 |

| TOTAL RCN | 386,880 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| INTERIOR | G | |
| KITCHEN | G | |
| BATHS | G | |
| EXTERIOR | G | |
| EFF.YR/AGE | 1990 / 33 | |
| COND | 10 10 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 10 % GD | 90 |
| RCNLD | \$348,200 | |