

Key: 1526

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.662

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| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION         |      |    |            |           |         |
|--|---|----------|------|------------|------|------------|--------------|------------------|------|----|------------|-----------|---------|
| CONNOR SEAN P & MARGARET M<br>16 WINSTON ROAD<br>NORFOLK, MA 02056 |   |          |      | 90-92-0    |      |            |              | 88 NELSON STREET |      |    |            |           |         |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                  |      |    |            |           |         |
| CONNOR SEAN P & MARGARET   |   |          |      | 11/13/2017 | QS   | 719,100    | 30930-95     |                  |      |    |            |           |         |
| MEACHAM DENIS G  |   |          |      | 01/07/2016 | F    | 100        | 29380-245    |                  |      |    |            |           |         |
| MEACHAM DENIS G & JANET H  |   |          |      | 11/13/2013 | F    | 100        | 27819-330    |                  |      |    |            |           |         |
| CD   | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE   | SAF          | Topo             | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
| 100  | S | 25,865 6 | 1.00 | A          | 1.00 | A          | 1.00         | 767,200          | 1.81 | A  | 1.00       | R12 3.50  | 823,670 |

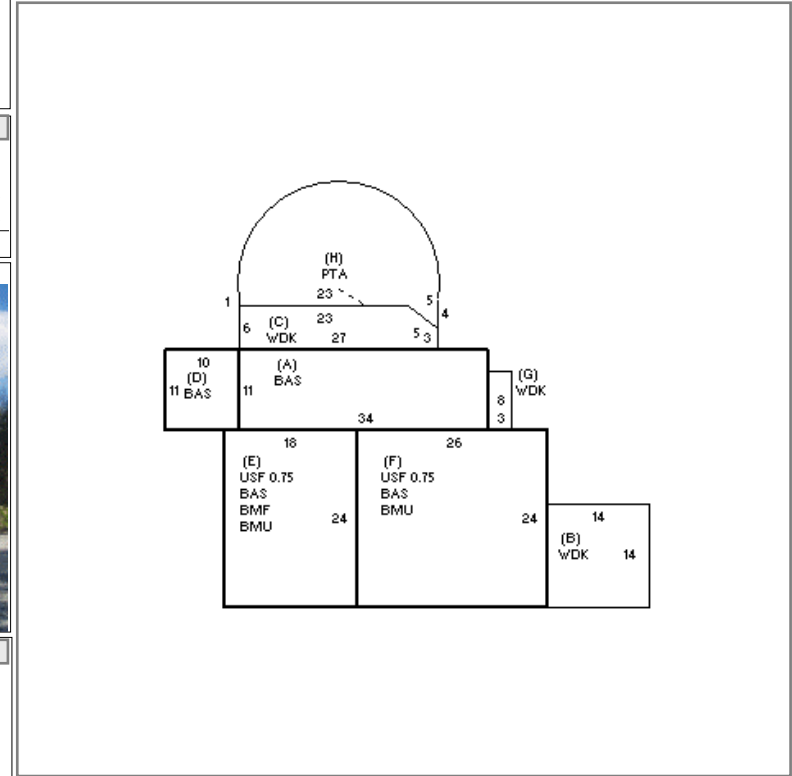
| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 23-669 | 05/29/2023 | 7             | ALTERATIONS  | 1,000   | 04/24/2024 | NF  | 100    | 100 |
| 814    | 09/19/2019 | 3             | OUT BUILDING | 5,000   | 07/14/2020 | NF  | 100    | 100 |
|        | 11/30/2017 | 16            | MLS REVIEW   | 719,100 | 08/07/2018 | JMG | 100    | 100 |
| 370    | 07/19/2011 | 2             | ADD          | 23,000  | 03/02/2012 | MR  | 100    | 100 |
| 715    | 12/17/1997 | 2             | ADD          | 25,000  | 05/12/1999 | JB  | 100    | 100 |

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| TOTAL  | 25,865 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT   | PREVIOUS  |
|--------|-----------|--------|----------|---------|---------|----------|-----------|-----------|
| Nbhd   | NBHD 6    | NOTE   |          |         |         | LAND     | 823,700   | 621,700   |
| St Ind | AVERAGE   |        | LAND     | 479,700 | 459,700 |          |           |           |
| Infl   | AVERAGE   |        | DETACHED | 2,600   | 2,500   |          |           |           |
|        |           |        | OTHER    | 0       | 0       |          |           |           |
|        |           |        |          |         |         | TOTAL    | 1,306,000 | 1,083,900 |

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| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 50 0.50 6X6  |      | 36    | 22.94     | 400   |
| SHF | A    | 1.00 | 10 0.90 8X14 | 2019 | 112   | 21.39     | 2,200 |



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| BUILDING | CD | ADJ  | DESC            | MEASURE | 11/20/2020 | NF  |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 11/20/2020 | EST |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 5/18/2024  | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

BLDG COMMENTS

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| YEAR BLT   | 1973  | SIZE ADJ   | 1.000 | ELEMENT       | CD   | DESCRIPTION  | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 685,261 |            |            |
|------------|-------|------------|-------|---------------|------|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,332 | DETAIL ADJ | 1.000 | FOUNDATION    | 4    | FLR & WALL   | 1.00 | + | BAS | L | BASE AREA       | 1,430 | 1973 | 256.06    | 366,172 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$294 | OVERALL    | 1.060 | EXT COVER     | 1    | WD SHINGLE   | 1.00 | + | WDK | N | WOOD DECK       | 376   |      | 41.55     | 15,623  | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE    | 6    | SALTBOX      | 1.00 | D | BAS | L | BASE AREA       | 110   | 1998 | 256.07    | 28,167  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER    | 1    | ASPH/CMP SH  | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,056 |      | 59.85     | 63,203  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER   | 2    | SOFTWOOD     | 1.00 | E | BMF | N | BSMT FINISH     | 432   |      | 42.76     | 18,471  | BATHS          | A       |            |            |
|            |       |            |       | INT FINISH    | 2    | DRYWALL      | 1.00 | + | USF | L | UPPER STORY FIN | 792   | 1973 | 194.88    | 154,345 | HEAT/ELEC      | A       |            |            |
|            |       |            |       | HEATING/COOL  | 16   | FHA+DCTLS AC | 1.01 | H | PTA | N | PATIO           | 390   |      | 14.33     | 5,587   |                |         |            |            |
|            |       |            |       | FUEL SOURCE   | 2    | GAS          | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 13,220.30 | 13,220  |                |         |            |            |
|            |       |            |       |               |      |              |      |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,559.90  | 2,560   |                |         |            |            |
|            |       |            |       | CAPACITY      |      | UNITS        | ADJ  |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1974 / 49  |
|            |       |            |       | STORIES       | 1.75 | 1.00         |      |   |     |   |                 |       |      |           |         |                |         | COND       | 30 30 %    |
|            |       |            |       | ROOMS         | 9    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       | BEDROOMS      | 4    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       | BATHROOMS     | 3    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 30 % GD 70 |
|            |       |            |       | FIXTURES      | 13   | \$17,914     |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$479,700  |
|            |       |            |       | GARAGE SPACES | 0    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | % BSMT FIN    | 0    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | # 1/2 BATHS   | 1    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | # OF UNITS    | 1    | 1.00         |      |   |     |   |                 |       |      |           |         |                |         |            |            |