

Key: 1743

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.878

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--------------------------|--------------|--------------------------|--|-------------------|----|
| FISCHER HELAINE & HAROLD | | 68-93-0 | | 58 CATHEDRAL ROAD | |
| 58 CATHEDRAL ROAD | | TRANSFER HISTORY | | DOS | T |
| BREWSTER, MA 02631 | | FISCHER HELAINE & HAROLD | | 11/18/2022 | QS |
| | | LANGE ADAM D & JANE G | | 05/23/2016 | A |
| | | LANGE JOAN C | | 05/01/1995 | P |
| SALE PRICE | BK-PG (Cert) | | | | |
| 1,000,000 | 35495-336 | | | | |
| 375,000 | 29671-36 | | | | |
| 78,000 | 9650-146 | | | | |

| 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 % |
| 24-389 | 04/25/2024 | 77 | SOLAR PANELS | 12,050 | | | 0 0 |
| 24-67 | 02/05/2024 | 2 | ADD | 30,000 | | | 0 0 |
| | 11/18/2022 | 15 | SALE REVIEW | 1,000,000 | 07/13/2023 | JMG | 100 100 |
| 72 | 01/27/2017 | 5 | OTHER | 2,800 | 04/18/2018 | NF | 100 100 |
| 55 | 01/25/2017 | 5 | OTHER | 2,859 | 04/18/2018 | NF | 100 100 |

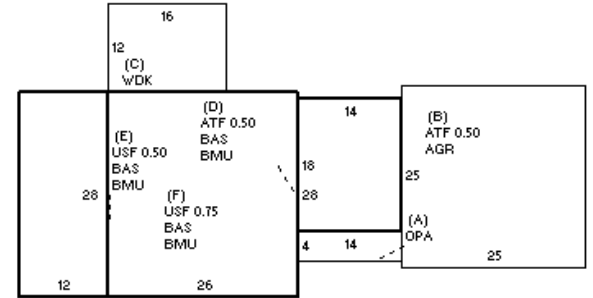
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 50,270 | 5 | 1.00 | 5-A | 1.00 | A | 1.00 | 416,480 | 1.13 | A | 1.00 | R10 | 1.90 | | | 543,930 |

| TOTAL | 1.154 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|-----------|-----------|----------|
| Nbhd | NBHD 5 | NOTE | | | LAND | 543,900 | 513,200 | |
| St Ind | CATHEDRAL RD | | BUILDING | 534,000 | 504,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 1,077,900 | 1,017,400 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 11/11/2020 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/11/2020 | NF | BLDG COMMENTS |
|----------|----|------|-----------------|---------|------------|----|-----------------------|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/5/2007 | JH | EXTRA SINK IN LAUNDRY |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 1/7/2021 | MR | 26 SOLAR PANELS |
| QUALITY | A | 1.00 | AVG [100%] | | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | | |

| YEAR BLT | 1995 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 659,261 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,030 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | OPA | N | OPEN PORCH | 56 | | 53.50 | 2,996 | | |
| \$NLA(RCN) | \$325 | OVERALL | 1.070 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | AGR | N | ATT GARAGE | 625 | | 39.66 | 24,788 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ATF | N | ATTIC FINISH | 313 | | 82.39 | 25,788 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | WDK | N | WOOD DECK | 192 | | 41.94 | 8,053 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,316 | | 58.14 | 76,516 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,316 | 1995 | 263.76 | 347,102 | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | D | ATF | N | ATTIC FINISH | 126 | | 82.39 | 10,381 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | + | USF | L | UPPER STORY FIN | 714 | 1995 | 196.72 | 140,456 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 10,861.60 | 10,862 | | |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,584.10 | 2,584 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF. YR/AGE | 1995 / 28 |
|-------------|------------|
| COND | 19 19 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 19 % GD 81 |

| RCNLD | \$534,000 |
|-------|-----------|
|-------|-----------|