**Key: 2045**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,197

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SOUTHWORTH MELODI ANN<br>32 FIDDLERS LANE<br>BREWSTER, MA 02631 | 49-151-0 | 32 FIDDLERS LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SOUTHWORTH MELODI ANN | 10/11/1995 | H | 48,000 | 9879-070 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 599 | 07/22/2022 | 7 | ALTERATIONS | 6,200 | 02/27/2023 | TCK | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 12/04/2007 | JH | 100 | 100 |
| 255 | 05/15/1998 | 3 | OUT BUILDING | 1,449 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 32,600 | 11 1.00 | 11A 1.00 | A 1.00 | 246,600 | 1.52 | 10 0.90 | R06 1.25 | | | 280,370 |

| TOTAL | 32,600 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 11 | NOTE | T=SHAPE | | |
| St Ind | FIDDLERS LANE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 280,400 | 264,500 |
| BUILDING | 115,400 | 108,900 |
| DETACHED | 1,900 | 1,900 |
| OTHER | 0 | 0 |
| TOTAL | **397,700** | **375,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | 8X16 | | 128 | 21.39 | 1,900 |

PHOTO 02/27/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | L | 0.75 | LOW COST [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 2/12/2021 | NF |
|---|---|---|
| LIST | 2/12/2021 | EST |
| REVIEW | 3/28/2023 | EMZ |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 722 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $228 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $2,954 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | OTHER | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 2 | WD SHINGLE | 1.01 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 722 | 1973 | 220.33 | 159,081 |
| B | PTA | N | PATIO | 256 | | 10.84 | 2,775 |

| TOTAL RCN | 164,810 |
|---|---|

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

| EFF.YR/AGE | 1973 / 50 | | |
|---|---|---|---|
| COND | 30 | 30 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 30 | % GD | 70 |
| RCNLD | $115,400 | | |