

Key: 2059

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.211

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| FLEMING PAULA M & BENISON FRANCIS J III<br>40 FALKLAND STREET<br>BRIGHTON, MA 02135 |  |  |  | 48-32-0    |    |            |              | 113 FIDDLERS LANE |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| FLEMING PAULA M & BENISON   |  |  |  | 07/15/2020 | QS | 355,000    | 33073-97     |                   |  |  |  |
| O'REILLY JENNIFER   |  |  |  | 11/18/2009 | F  | 1          | 24176-121    |                   |  |  |  |
| O'REILLY OWEN G & JENNIFE   |  |  |  | 10/28/2009 | QS | 339,000    | 24125-24     |                   |  |  |  |

| 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    | %   |
| 377    | 04/22/2021 | 7             | ALTERATIONS  | 7,200  | 05/02/2022 | TCK | 100    | 100 |
| NP     | 07/15/2020 | 16            | MLS REVIEW   |        | 02/18/2021 | JMG | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 12/05/2007 | JH  | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 27,500   | 11   | 1.00   | 11A  | 1.00     | A   | 1.00 |     |    |            | 298,250   |

| TOTAL  | 27,500 SF     | ZONING   | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|---------------|--|----------|---------|---------|----------|---------|----------|
| Nbhd   | NBHD 11       | NOTE<br>Land swap with 48-33 for FY 13, Plan Bk 641/49 |          |         |         | LAND     | 298,300 | 281,400  |
| St Ind | FIDDLERS LANE |  | BUILDING | 178,400 | 170,800 |          |         |          |
| Infl   | AVERAGE       |  | DETACHED | 800     | 800     |          |         |          |
|        |               |  | OTHER    | 0       | 0       |          |         |          |
|        |               |  | TOTAL    | 477,500 | 453,000 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70 6X8 |    | 48    | 22.94     | 800   |



BUILDING

| BUILDING | CD | ADJ  | DESC             | MEASURE | 2/12/2021 | NF' |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL      | LIST    | 2/12/2021 | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]     | REVIEW  | 5/20/2022 | MR  |
| QUALITY  | -  | 0.90 | MINUS AVE [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%]  |         |           |     |

BLDG COMMENTS

G

| YEAR BLT       | 1974      | SIZE ADJ   | 1.000 | ELEMENT  | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 254,896 |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|----------------|-----------|------------|-------|--|----|-------------|------|---|-----|---|----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|-----------|---|------|----|---------|
| NET AREA       | 864       | DETAIL ADJ | 1.000 | FOUNDATION   | 3  | FOUN WALL   | 1.00 | A | CRL | N | BSMT CRAWL     | 864   |      | 24.12     | 20,840  |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| \$NLA(RCN)     | \$295     | OVERALL    | 1.000 | EXT COVER  | 1  | WD SHINGLE  | 1.00 | A | BAS | L | BASE AREA      | 864   | 1974 | 248.47    | 214,680 |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | EPA | N | ENCLOSED PORCH | 210   |      | 65.21     | 13,694  |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |   | ODS | O | OUTDOOR SHOWER | 1     |      | 2,173.50  | 2,174   |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | HEATING/COOL   | 1  | FORCED AIR  | 1.00 |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>                |    |             |      |   |     |   |                |       |      |           |         |           |         | CONDITION ELEM | CD        | EXTERIOR | A    | INTERIOR | A    | KITCHEN | A | BATHS | A    | HEAT/ELEC | A |      |    |         |
| CONDITION ELEM | CD        |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| EXTERIOR       | A         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| INTERIOR       | A         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| KITCHEN        | A         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| BATHS          | A         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| HEAT/ELEC      | A         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1974 / 49</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>30</td> <td>30 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>30</td> <td>% GD 70</td> </tr> </tbody> </table> |    |             |      |   |     |   |                |       |      |           |         |           |         | EFF.YR/AGE     | 1974 / 49 |          | COND | 30       | 30 % | FUNC    | 0 |       | ECON | 0         |   | DEPR | 30 | % GD 70 |
| EFF.YR/AGE     | 1974 / 49 |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| COND           | 30        | 30 %       |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| FUNC           | 0         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| ECON           | 0         |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
| DEPR           | 30        | % GD 70    |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$178,400</td> </tr> </thead> </table>  |    |             |      |   |     |   |                |       |      |           |         |           |         | RCNLD          | \$178,400 |          |      |          |      |         |   |       |      |           |   |      |    |         |
| RCNLD          | \$178,400 |            |       |  |    |             |      |   |     |   |                |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |           |   |      |    |         |