**Key: 2104**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,256

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CAMERON JUNE A**<br>**164 AMBERGRIS CIRCLE**<br>**BREWSTER, MA 02631** | **38-52-0** | **164 AMBERGRIS CIRCLE** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CAMERON JUNE A | 06/24/1996 | QS | 238,000 | 10267-191 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

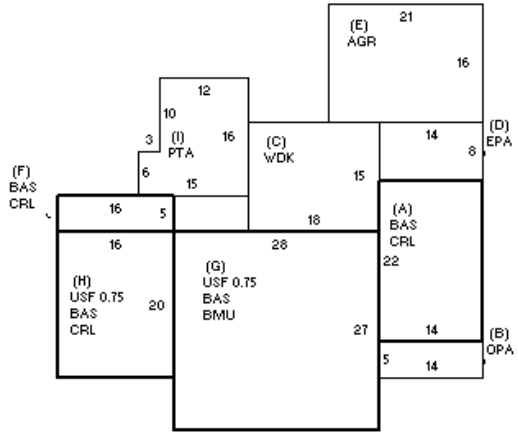
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 23-1203 | 12/15/2023 | 7 | ALTERATIONS | 2,100 | 04/15/2024 | NF | 100 | 100 |
| 299 | 04/08/2022 | 7 | ALTERATIONS | 10,228 | 02/17/2023 | TCK | 100 | 100 |
| 232 | 03/15/2019 | 7 | ALTERATIONS | 3,000 | 07/07/2020 | NF | 100 | 100 |
| 687 | 09/11/2012 | 3 | OUT BUILDING | 2,499 | 01/31/2013 | MR | 100 | 100 |
| 590 | 10/11/2000 | 7 | ALTERATIONS | 5,200 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,000 | 2 1.00 | 2-A 1.00 | A 1.00 | 767,200 | 2.82 | A 1.00 | R19 3.50 | | | 743,770 |

| TOTAL | 15,000 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 2 | NOTE | | | |
| St Ind | SALTWORKS | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 743,800 | 701,700 |
| BUILDING | 591,700 | 566,500 |
| DETACHED | 2,100 | 2,100 |
| OTHER | 0 | 0 |
| TOTAL | **1,337,600** | **1,270,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | + 1.10 | 10 0.90 | 8X12 | 2012 | 96 | 24.21 | 2,100 |

PHOTO 05/16/2024

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A+ | 1.20 | AVG + [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/22/2018 | NF |
| LIST | 2/17/2023 | EST |
| REVIEW | 5/16/2024 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1978 | SIZE ADJ | 1.000 |
| NET AREA | 2,271 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $362 | OVERALL | 1.070 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $13,354 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 11 | HTWT/CL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | CRL | N | BSMT CRAWL | 308 | | 38.99 | 12,008 |
| + | BAS | L | BASE AREA | 1,464 | 1978 | 310.18 | 454,097 |
| B | OPA | N | OPEN PORCH | 70 | | 64.20 | 4,494 |
| C | WDK | N | WOOD DECK | 270 | | 50.33 | 13,590 |
| D | EPA | N | ENCLOSED PORCH | 112 | | 103.36 | 11,577 |
| E | AGR | N | ATT GARAGE | 336 | | 54.23 | 18,223 |
| F | CRL | N | BSMT CRAWL | 80 | | 38.99 | 3,119 |
| G | BMU | N | BSMT UNFINISHED | 756 | | 80.00 | 60,479 |
| + | USF | L | UPPER STORY FIN | 807 | 1978 | 233.65 | 188,557 |
| H | CRL | N | BSMT CRAWL | 320 | | 38.99 | 12,477 |
| I | PTA | N | PATIO | 210 | | 18.37 | 3,858 |
| | F11 | O | FPL 1S 1OP | 1 | | 9,805.90 | 9,806 |
| | F21 | O | FPL 2S 1OP | 1 | | 13,033.90 | 13,034 |
| | GEN | O | GENERATOR | 1 | | 0.00 | |
| | ODS | O | OUTDOOR SHOWER | 1 | | 3,100.90 | 3,101 |

| TOTAL RCN | 821,772 |
|---|---|

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

| EFF.YR/AGE | 1978 / 45 | | |
|---|---|---|---|
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | | | $591,700 |