

Key: 2125

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.277

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION             |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| CHIPMAN RYAN & SARAH<br>81 COBLEIGH STREET<br>WESTWOOD, MA 02090 |  |  |  | 49-14-0    |    |            |              | 201 AMBERGRIS CIRCLE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                      |  |  |  |
| CHIPMAN RYAN & SARAH   |  |  |  | 10/26/2023 | QS | 1,400,000  | 36054-47     |                      |  |  |  |
| MURRAY JOHN P & ELAINE J   |  |  |  | 09/25/2008 | QS | 650,500    | 23175-287    |                      |  |  |  |
| ALMEIDA BLANCHE J  |  |  |  | 10/30/2006 | DC |            | 21481-001    |                      |  |  |  |

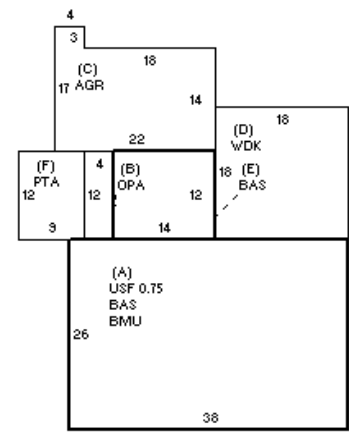
| CLASS  | CLASS%     | DESCRIPTION   |             |           | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|-------------|-----------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |             |           |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT    | INSP       | BY  | 1st    | %   |
| 24-527 | 06/17/2024 | 9             | HVAC        | 10,000    |            |     |        | 0   |
| 24-272 | 03/21/2024 | 7             | ALTERATIONS | 4,141     |            |     |        | 0   |
|        | 10/26/2023 | 16            | MLS REVIEW  | 1,400,000 | 06/18/2024 | JMG | 100    | 100 |
| 621    | 11/14/2008 | 7             | ALTERATIONS | 12,000    | 04/16/2010 | JH  | 100    | 100 |
| 610    | 11/10/2008 | 7             | ALTERATIONS | 13,000    | 04/16/2010 | JH  | 100    | 100 |

| TOTAL  | 15,110 SF | ZONING | RM       | FRNT      | 0         | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|-----------|-----------|----------|---------|----------|
| Nbhd   | NBHD 2    | NOTE   | LAND     | 744,200   | 702,100   |          |         |          |
| St Ind | SALTWORKS |        | BUILDING | 527,500   | 394,300   |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 1,500     | 1,500     |          |         |          |
|        |           |        | OTHER    | 0         | 0         |          |         |          |
|        |           |        | TOTAL    | 1,273,200 | 1,097,900 |          |         |          |

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 30 0.70 | 8X12     |    | 96    | 22.01     | 1,500 |



| BLDG COMMENTS |
|---------------|
|               |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 2/22/2018 | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 6/28/2019 | NF  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 6/18/2024 | JMG |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT      | 1977  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T          | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 659,401 |
|---------------|-------|------------|---------|--------------|----|-------------|------|-----|-----|------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA      | 1,897 | DETAIL ADJ | 1.000   | FOUNDATION   | 4  | FLR & WALL  | 1.00 | A   | BMU | N          | BSMT UNFINISHED | 988   |           | 72.22     | 71,349  | CONDITION ELEM | CD      |
| \$NLA(RCN)    | \$348 | OVERALL    | 1.020   | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | USF | L          | UPPER STORY FIN | 741   | 1977      | 225.03    | 166,747 | EXTERIOR       | G       |
|               |       |            |         | ROOF SHAPE   | 1  | GABLE       | 1.00 | B   | OPA | N          | OPEN PORCH      | 48    |           | 61.20     | 2,938   | INTERIOR       | G       |
|               |       |            |         | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C   | AGR | N          | ATT GARAGE      | 320   |           | 51.70     | 16,544  | KITCHEN        | G       |
|               |       |            |         | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | D   | WDK | N          | WOOD DECK       | 324   |           | 47.98     | 15,546  | BATHS          | G       |
|               |       |            |         | INT FINISH   | 2  | DRYWALL     | 1.00 | +   | BAS | L          | BASE AREA       | 1,156 | 1977      | 310.77    | 359,248 | HEAT/ELEC      | A       |
|               |       |            |         | HEATING/COOL | 2  | HOT WATER   | 1.00 | F   | PTA | N          | PATIO           | 108   |           | 19.46     | 2,102   |                |         |
|               |       |            |         | FUEL SOURCE  | 1  | OIL         | 1.00 | F21 | O   | FPL 2S 10P | 1               |       | 12,424.80 | 12,425    |         |                |         |
|               |       |            |         |              |    |             |      |     | ODS | O          | OUTDOOR SHOWER  | 1     |           | 2,956.00  | 2,956   |                |         |
|               |       |            |         | CAPACITY     |    | UNITS       | ADJ  |     |     |            |                 |       |           |           |         |                |         |
| STORIES       |       | 1.75       | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| ROOMS         |       | 7          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| BEDROOMS      |       | 4          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| BATHROOMS     |       | 2          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| FIXTURES      |       | 6          | \$9,547 |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| GARAGE SPACES |       | 1          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| % BSMT FIN    |       | 0          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| # 1/2 BATHS   |       | 0          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| # OF UNITS    |       | 1          | 1.00    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
|               |       |            |         | EFF.YR/AGE   |    | 1993 / 30   |      |     |     |            |                 |       |           |           |         |                |         |
| COND          |       | 20         | 20 %    |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| FUNC          |       | 0          |         |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| ECON          |       | 0          |         |              |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| DEPR          |       | 20         | % GD    | 80           |    |             |      |     |     |            |                 |       |           |           |         |                |         |
| RCNLD         |       |            |         | \$527,500    |    |             |      |     |     |            |                 |       |           |           |         |                |         |