

Key: 2372

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.527

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---|---------------------|--------------|
| BALTZELL AMY L 154 BUGGY WHIP ROAD BREWSTER, MA 02631 | | 14-2-0 | | 154 BUGGY WHIP ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| BALTZELL AMY L | | 08/14/2018 | H | 1 | 31461-177 |
| MCCARTHY JOHN M & | | 01/11/2008 | H | 417,500 | 22600-218 |
| DAVIDSON EVAN J | | 04/23/2001 | H | | 13748-348 |

| 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 % |
| 601 | 11/24/2010 | 7 | ALTERATIONS | 5,000 | 12/28/2010 | JH | 100 100 |
| NP | | 12 | CYCLICAL NON | | 02/19/2008 | JH | 100 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 60,000 | 12 1.00 | A 1.00 | A 1.00 | 219,200 | 1.00 | A 1.00 | R03 | 1.00 | | 303,350 |
| 300 | A | 0.739 | 12 1.00 | A 1.00 | A 1.00 | 12,000 | 1.00 | A 1.00 | R03 | 1.00 | | 8,870 |

| | | | | | | | | |
|--------|-------------|---|----------|---------|---------|----------|---------|----------|
| TOTAL | 2.116 Acres | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE Area changed for FY 12 per survey plan book 637, page 67. | | | | LAND | 312,200 | 294,500 |
| St Ind | AVERAGE | | BUILDING | 364,300 | 348,600 | | | |
| Infl | AVERAGE | | DETACHED | 2,200 | 2,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 678,700 | 645,200 |

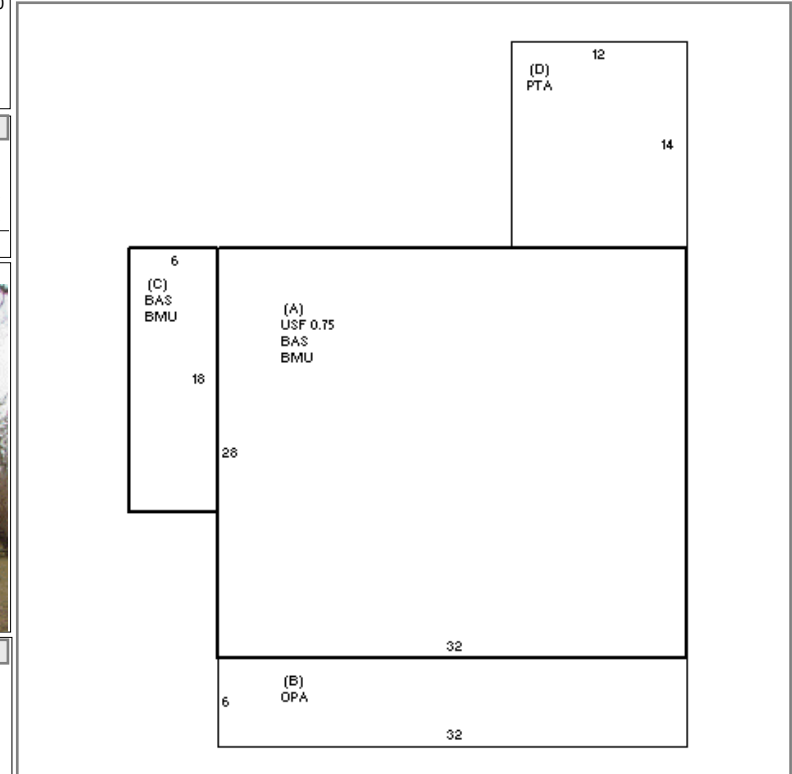
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 30 0.70 | 12X12 | | 144 | 21.39 | 2,200 |



BLDG COMMENTS

HATCH TO ATTIC

| BUILDING | CD | ADJ | DESC | MEASURE | 2/6/2018 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/6/2018 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/17/2019 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1986 | SIZE ADJ | 1.000 |
|---------------|-------|------------|---------|
| NET AREA | 1,676 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$286 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 6 | \$7,956 |
| 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 | 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,004 | | 57.59 | 57,823 |
| + | BAS | L | BASE AREA | 1,004 | 1986 | 266.52 | 267,582 |
| A | USF | L | UPPER STORY FIN | 672 | 1986 | 187.53 | 126,017 |
| B | OPA | N | OPEN PORCH | 192 | | 51.00 | 9,792 |
| D | PTA | N | PATIO | 168 | | 15.41 | 2,589 |
| | MST | O | MAS/METAL STACK | 1 | | 5,127.50 | 5,128 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 |

| TOTAL RCN | 479,349 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1986 / 37 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$364,300 |