

Key: 243

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 255

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| BARINGER CHARLES D TRUSTEE<br>BARINGER NANCY D TRUSTEE<br>P O BOX 2059<br>BREWSTER, MA 02631 |  |  |  | 50-78-0    |   |            |              | 11 GRAHAM ROAD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| BARINGER CHARLES D TRUST   |  |  |  | 10/17/2002 | F | 1          | 15755-232    |                |  |  |  |
| BARINGER CHARLES D   |  |  |  | 01/18/1994 | A | 100        | 9004-283     |                |  |  |  |

| 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    | %   |
| 296    | 04/15/2014 | 7             | ALTERATIONS  | 15,800  | 06/17/2015 | MW | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON |         | 08/30/2007 | JH | 100    | 100 |
| 128    | 03/12/1997 | 5             | OTHER        | 15,000  |            |    | 100    | 100 |
| 348    | 10/19/1990 | 1             | NEW CONSTRUC | 260,000 | 01/01/1992 |    | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind  | Infl   | ADJ BASE | SAF  | Topo   | Lpi      | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|---------|--------|----------|------|--------|----------|----|------------|-----------|
| 100 | S | 12,000 3 | 1.00 | 3A 1.00 | A 1.00 | 767,200  | 3.42 | A 1.00 | BAV 3.50 |    |            | 722,100   |

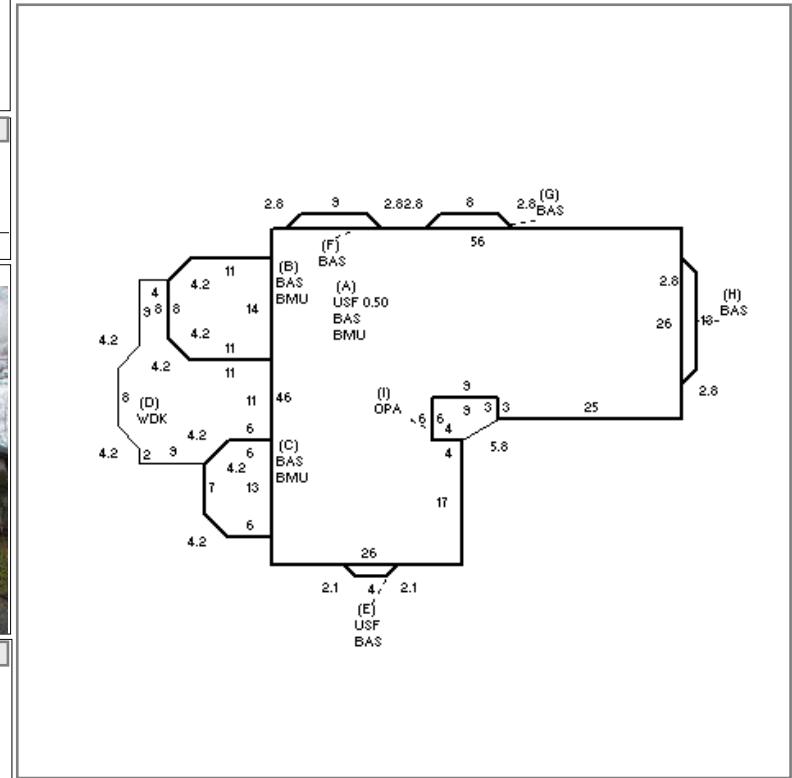
DETACHED

|        |               |        |          |           |           |          |         |          |
|--------|---------------|--------|----------|-----------|-----------|----------|---------|----------|
| TOTAL  | 12,000 SF     | ZONING | RM       | FRNT      | 0         | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 3        | NOTE   | LAND     | 722,100   | 681,300   |          |         |          |
| St Ind | BREWSTER PARK |        | BUILDING | 1,030,600 | 985,400   |          |         |          |
| Infl   | AVERAGE       |        | DETACHED | 0         | 0         |          |         |          |
|        |               |        | OTHER    | 0         | 0         |          |         |          |
|        |               |        | TOTAL    | 1,752,700 | 1,666,700 |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



|               |                |
|---------------|----------------|
| PHOTO         | 03/22/2018     |
| BLDG COMMENTS | # on HSE IS 10 |



BUILDING

| BUILDING | CD | ADJ  | DESC             | MEASURE | 3/22/2018  | NF  |
|----------|----|------|------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL      | LIST    | 3/22/2018  | EST |
| STYLE    | 8  | 0.95 | CONTEMPOR [100%] | REVIEW  | 11/20/2018 | TD  |
| QUALITY  | V  | 1.65 | VERY GOOD [100%] |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%]  |         |            |     |

| YEAR BLT   | 1990  | SIZE ADJ   | 0.980 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 3,289 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,232 |      | 70.51     | 157,383 |
| \$NLA(RCN) | \$392 | OVERALL    | 0.950 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | USF | L | UPPER STORY FIN | 977   | 1990 | 279.54    | 273,108 |
|            |       |            |       | ROOF SHAPE   | 2  | HIP         | 1.00 | D | WDK | N | WOOD DECK       | 311   |      | 60.22     | 18,727  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | + | BAS | L | BASE AREA       | 2,312 | 1990 | 340.79    | 787,917 |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET  | 1.00 | I | OPA | N | OPEN PORCH      | 47    |      | 76.81     | 3,610   |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 4,752.10  | 9,504   |
|            |       |            |       | HEATING/COOL | 1  | FORCED AIR  | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 15,593.50 | 15,594  |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   |     |   |                 |       |      |           |         |

|                |             |
|----------------|-------------|
| TOTAL RCN      | 1,288,258   |
| CONDITION ELEM | CD          |
| EXTERIOR       | G           |
| INTERIOR       | A           |
| KITCHEN        | A           |
| BATHS          | A           |
| HEAT/ELEC      | A           |
| EFF.YR/AGE     | 1993 / 30   |
| COND           | 20 20 %     |
| FUNC           | 0           |
| ECON           | 0           |
| DEPR           | 20 % GD 80  |
| RCNLD          | \$1,030,600 |