

Key: 2642

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.810

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|---|-----------------------|--------------|
| LENCER WAYNE & KLEIN KAREN 60 LOUDERS LANE JAMAICA PLAIN, MA 02130 | | 36-4-0 | | 92 HERRING BROOK LANE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| LENCER WAYNE & KLEIN KARE | | 07/01/2020 | O | 800,000 | (222923) |
| VACHON G CRAIG & | | 10/23/2001 | A | 1 | (163189) |
| VACHON G CRAIG | | 11/25/1996 | H | 89,000 | (142783) |


| 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 % |
| 23-144 | 11/01/2023 | 7 | ALTERATIONS | 75,000 | 07/03/2024 | TCK | 100 100 |
| 1116 | 12/01/2021 | 77 | SOLAR PANELS | | 03/29/2023 | TCK | 100 100 |
| 613 | 07/07/2021 | 7 | ALTERATIONS | 250,000 | 03/29/2023 | TCK | 100 100 |
| | 07/01/2020 | 15 | SALE REVIEW | 800,000 | 02/25/2021 | JMG | 100 100 |
| 99 | 02/19/2002 | 5 | OTHER | 5,000 | | | 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 | 12M | 1.00 | A | 1.00 | 252,080 | 1.00 | A | 1.00 | R06 | 1.15 | | 348,850 |
| 300 | A | 1,273 | 12 | 1.00 | 12M | 1.00 | A | 1.00 | 13,800 | 1.00 | A | 1.00 | R06 | 1.15 | | 17,570 |

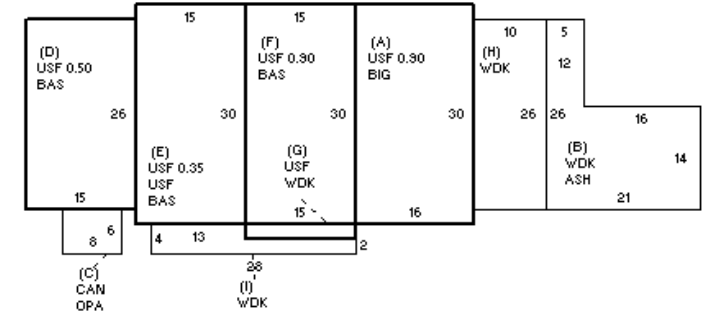
| TOTAL | 2.650 Acres | | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|--------|----------|---------|---------|-----------|-----------|----------|
| Nbhd | NBHD 12 | | NOTE | | | | LAND | 366,400 | 345,700 |
| St Ind | STONYBROOK | | | LAND | 948,800 | 870,600 | | | |
| Infl | AVERAGE | | | DETACHED | 0 | 0 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,315,200 | 1,216,300 | |

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

PHOTO 07/03/2024



BLDG COMMENTS
POST AND BEAM CONSTRUCTION
20 SOLAR PANELS (EST)



| BUILDING | CD | ADJ | DESC | MEASURE | 3/29/2023 | TCK |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2022 | TCK |
| STYLE | 8 | 0.95 | CONTEMPOR [100%] | REVIEW | 7/25/2024 | EMZ |
| QUALITY | V | 1.65 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 2001 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,960 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | BIG | N | BUILT-IN GARAGE | 480 | | 73.96 | 35,502 |
| \$NLA(RCN) | \$321 | OVERALL | 0.890 | EXT COVER | 10 | VERT BOARD | 0.98 | + | USF | L | UPPER STORY FIN | 1,670 | 2001 | 223.64 | 373,484 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ASH | N | ATT SHED | 354 | | 35.52 | 12,573 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | OPA | N | OPEN PORCH | 48 | | 72.69 | 3,489 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | CAN | N | CANOPY | 48 | | 67.75 | 3,252 |
| | | | | INT FINISH | 4 | WALL BOARD | 1.00 | + | BAS | L | BASE AREA | 1,290 | 2001 | 358.37 | 462,291 |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | + | WDK | N | WOOD DECK | 726 | | 56.99 | 41,374 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | GEN | O | GENERATOR | 1 | | 0.00 | |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 3,511.00 | 3,511 |

| TOTAL RCN | 948,840 | |
|----------------|-----------|----------|
| CONDITION ELEM | CD | |
| EXTERIOR | V | |
| INTERIOR | V | |
| KITCHEN | V | |
| BATHS | V | |
| HEAT/ELEC | V | |
| EFF.YR/AGE | 2023 / 0 | |
| COND | 0 | 0 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 0 | % GD 100 |
| RCNLD | \$948,800 | |