

Key: 2663

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.831

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| GERLACH DAVID A & LOIS M<br>C/O GERLACH DAVID A & LOIS M TRUSTEES<br>40 THOMEGAN ROAD<br>BREWSTER, MA 02631 |  |  |  | 25-49-0    |    |            |              | 40 THOMEGAN ROAD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| GERLACH DAVID A & LOIS M  |  |  |  | 01/03/2024 | F  | 100        | 36163-317    |                  |  |  |  |
| GERLACH DAVID A & LOIS M  |  |  |  | 08/26/1998 | QS | 47,500     | 11658-094    |                  |  |  |  |
| EGAN WILLIAM J & MARIE A  |  |  |  | 11/18/1974 | XX |            | 2120-322     |                  |  |  |  |

| 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    | %   |
| 23-1078 | 10/08/2023 | 7             | ALTERATIONS   | 12,900  | 06/04/2024 | TCK | 100    | 100 |
| 405     | 04/30/2021 | 7             | ALTERATIONS   | 7,860   | 05/05/2022 | TCK | 100    | 100 |
| 561     | 09/29/1999 | 3             | OUT BUILDING  | 800     |            |     | 100    | 100 |
| 489     | 09/16/1998 | 1             | NEW CONSTRUCT | 180,000 | 05/19/1999 | JB  | 100    | 100 |
| 491     | 09/16/1998 | 5             | OTHER         | 10,000  | 05/19/1999 | JB  | 100    | 100 |

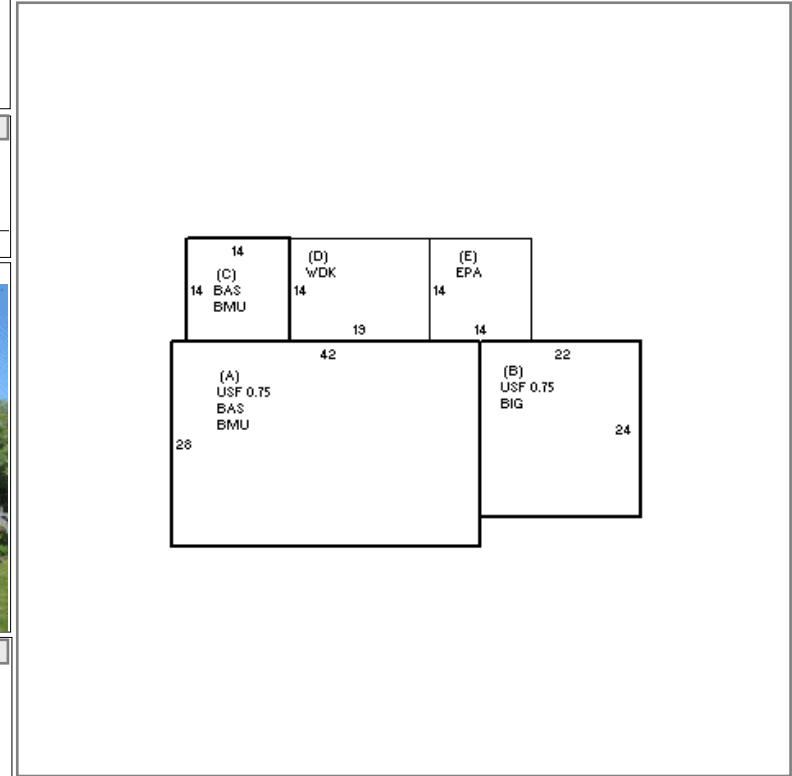
| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl            | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,576   | 12   | 1.00   | 12M 1.00 A 1.00 | 252,080  | 1.94 | A    | 1.00 | R06 | 1.15       | 265,050   |

| TOTAL  | 23,576 SF  | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 12    | NOTE   |          |         |         | LAND         | 265,100        | 250,100        |
| St Ind | STONYBROOK |        | BUILDING | 696,200 | 665,300 |              |                |                |
| Infl   | AVERAGE    |        | DETACHED | 2,400   | 2,300   |              |                |                |
|        |            |        | OTHER    | 0       | 0       |              |                |                |
|        |            |        |          |         |         | <b>TOTAL</b> | <b>963,700</b> | <b>917,700</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | +    | 1.10 | 10 0.90 8X14 | 1999 | 112   | 23.53     | 2,400 |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 1/9/2018  | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 2/4/2008  | JH  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 6/13/2024 | EMZ |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |



| YEAR BLT   | 1998  | SIZE ADJ   | 0.990 |
|------------|-------|------------|-------|
| NET AREA   | 2,650 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$320 | OVERALL    | 1.020 |

| 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  | 1  | HARDWOOD    | 1.00 |
| INT FINISH   | 2  | DRYWALL     | 1.00 |
| HEATING/COOL | 2  | HOT WATER   | 1.00 |
| FUEL SOURCE  | 2  | GAS         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,372 |      | 65.85     | 90,340  |
| + | BAS | L | BASE AREA       | 1,372 | 1998 | 298.70    | 409,815 |
| + | USF | L | UPPER STORY FIN | 1,278 | 1998 | 204.59    | 261,471 |
| B | BIG | N | BUILT-IN GARAGE | 528   |      | 60.31     | 31,844  |
| D | WDK | N | WOOD DECK       | 266   |      | 47.50     | 12,635  |
| E | EPA | N | ENCLOSED PORCH  | 196   |      | 92.67     | 18,163  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 12,300.60 | 12,301  |
|   | GEN | O | GENERATOR       | 1     |      | 0.00      |         |
|   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,926.40  | 2,926   |

| TOTAL RCN      | 849,042    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1998 / 25  |
| COND           | 18 18 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 18 % GD 82 |
| RCNLD          | \$696,200  |