

Key: 2783

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.949

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | |
|--|---|----------|------|------------|------|------------|--------------|------------------|---------|------|------------|-----------|-----|------|--|---------|
| SLATE RALPH C & GULLUNI MARIA A 270 LONGHILL STREET SPRINGFIELD, MA 01108-1452 | | | | 48-64-0 | | | | 1491 MAIN STREET | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | |
| SLATE RALPH C & GULLUNI M | | | | 05/08/2020 | H | 556,000 | 32890-233 | | | | | | | | | |
| LINDAHL FREDERICK W & ANN | | | | 09/25/2012 | QS | 432,500 | 26701-133 | | | | | | | | | |
| QUIGLEY LAWRENCE | | | | 07/06/2004 | F | 1 | 18795-175 | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 100 | S | 78,860 | 10 | 1.00 | 37 | 1.00 | A | 1.00 | 219,200 | 1.00 | A | 1.00 | R03 | 1.00 | | 396,830 |
| 350 | A | 1,190 | 10 | 1.00 | 37 | 1.00 | A | 1.00 | 2,100 | 1.00 | A | 1.00 | TWP | 1.00 | | 2,500 |

LAND

| TOTAL | 3.000 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----|------|---|----------|----------------|----------------|
| Nbhd | NBHD 10 | NOTE | | | | LAND | 399,300 | 376,800 |
| St Ind | PAINES-SACHEM | | | | | BUILDING | 575,100 | 542,800 |
| Infl | AVERAGE | | | | | DETACHED | 7,700 | 7,700 |
| | | | | | | OTHER | 0 | 0 |
| TOTAL | | | | | | | 982,100 | 927,300 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| LBN | A | 1.00 | 40 0.60 20 X 22 | | 440 | 18.30 | 4,800 |
| DDK | A | 1.00 | 40 0.60 W/LBN | | 392 | 12.50 | 2,900 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/31/2008 | JH |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/31/2008 | JH |
| STYLE | 16 | 1.05 | ANTIQUE [100%] | REVIEW | 1/26/2021 | JMG |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1780 | SIZE ADJ | 0.990 |
|---------------|-------|------------|-------|
| NET AREA | 2,513 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$337 | OVERALL | 1.060 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 9 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 5 | \$8,957 | |
| GARAGE SPACES | 0 | 1.00 | |
| % BSMT FIN | 0 | 1.00 | |
| # 1/2 BATHS | 1 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|-------------|------|
| FOUNDATION | 5 | OTHER | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 2 | HIP | 1.00 |
| ROOF COVER | 2 | WD SHINGLE | 1.01 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,505 | 1780 | 329.55 | 495,980 |
| B | PTA | N | PATIO | 148 | | 21.69 | 3,210 |
| C | EPA | N | ENCLOSED PORCH | 40 | | 159.24 | 6,370 |
| D | PTA | N | PATIO | 307 | | 18.44 | 5,660 |
| + | USF | L | UPPER STORY FIN | 1,008 | 1780 | 240.57 | 242,497 |
| E | ATU | N | ATTIC UNF | 454 | | 72.85 | 33,074 |
| F | WDK | N | WOOD DECK | 104 | | 53.48 | 5,562 |
| G | BMU | N | BSMT UNFINISHED | 100 | | 91.20 | 9,120 |
| G | ATU | N | ATTIC UNF | 50 | | 72.85 | 3,643 |
| F25 | O | | FPL 2S 5OP | 1 | | 31,625.30 | 31,625 |

| TOTAL RCN | 845,697 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | E |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1969 / 54 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$575,100 |

| 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 | % |
| 1070 | 05/08/2020 | 15 | SALE REVIEW | 556,000 | 01/26/2021 | JMG | 100 | 100 |
| 582 | 12/18/2018 | 7 | ALTERATIONS | 1,500 | 07/17/2019 | NF | 100 | 100 |
| 1022 | 07/01/2016 | 7 | ALTERATIONS | 10,000 | 03/15/2017 | NF | 100 | 100 |
| 770 | 12/11/2014 | 7 | ALTERATIONS | 3,500 | 07/07/2015 | RJM | 100 | 100 |
| | 09/24/2014 | 7 | ALTERATIONS | 133,000 | 07/07/2015 | RJM | 100 | 100 |

