

Key: 2864

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.043

LEGAL

| CURRENT OWNER | | | | | | PARCEL ID | | | | LOCATION | | | |
|------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------|----|---------------------------|-----------|--|--|-----------------|----|------------|--------------|
| MAUDE JENNIFER LOUISE & IWATAKE BRIAN TAKASHI 525 LLOYD AVENUE PROVIDENCE, RI 02906 | | | | | | 55-42-0 | | | | 171 ALDEN DRIVE | | | |
| | | | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | | | MAUDE JENNIFER LOUISE & I | | | | 01/29/2021 | QS | 390,000 | 33740-245 |
| KOMAROV JANE L | | | | 05/24/2004 | QS | 299,000 | 18629-030 | | | | | | |
| WELLER LEE M & NANCY | | | | 08/12/1983 | XX | 11,500 | 3831-258 | | | | | | |

| 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 | % |
| 739 | 08/11/2021 | 7 | ALTERATIONS | 7,700 | 05/03/2022 | TCK | 100 | 100 |
| | 01/29/2021 | 15 | SALE REVIEW | 390,000 | 02/07/2022 | JMG | 100 | 100 |
| 286 | 04/08/2016 | 7 | ALTERATIONS | 3,000 | 01/25/2017 | NF | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 11/07/2007 | REO | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|---|------|-----|------|--|--|--|--|---------|
| 100 | S | 21,600 | 12 | 1.00 | 12K | 1.00 | A | 1.00 | | | 230,160 | 2.08 | A | 1.00 | R05 | 1.05 | | | | | 237,490 |

| TOTAL | 21,600 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 237,500 | 224,100 |
| St Ind | SCHOOLHOUSE | | BUILDING | 250,200 | 236,100 | | | |
| Infl | AVERAGE | | DETACHED | 1,500 | 1,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 489,200 | 461,700 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8X12 | | 96 | 22.01 | 1,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/20/2019 | NF |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/20/2019 | EST |
| STYLE | 8 | 0.95 | CONTEMPOR [100%] | REVIEW | 5/20/2022 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1983 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 333,560 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,665 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | LLF | L | LOWER LEVEL FIN | 666 | 1983 | 124.13 | 82,667 | | |
| \$NLA(RCN) | \$200 | OVERALL | 0.940 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 666 | 1983 | 273.42 | 182,096 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 333 | 1983 | 174.58 | 58,135 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 4,725.40 | 4,725 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,270.10 | 2,270 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 8 | HEAT PUMP | 1.04 | | | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | A |
| | | | | | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | | | | | KITCHEN | A |
| | | | | | | | | | | | | | | | | BATHS | A |
| | | | | | | | | | | | | | | | | HEAT/ELEC | A |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1983 / 40 |
| | | | | | | | | | | | | | | | | COND | 25 25 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | RCNLD | \$250,200 |