

Key: 2934

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.116

LEGAL LAND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| JOHNSON ERIC C TRUSTEE<br>C/O CHRISTINE L JOHNSON<br>26 GAGES WAY<br>BREWSTER, MA 02631-1727 |  |  |  | 56-51-0    |    |            |              | 26 GAGES WAY |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| JOHNSON ERIC C TRUSTEE   |  |  |  | 11/12/2015 | F  | 1          | 29268-317    |              |  |  |  |
| JOHNSON RICHARD N &  |  |  |  | 11/13/1975 | XX | 52,900     | 2261-321     |              |  |  |  |

| 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    | %   |
| 514    | 08/13/2007 | 2             | ADD          | 40,000 | 10/20/2007 | REO | 100    | 100 |
| 413    | 07/08/2003 | 8             | YARD ITEMS   | 350    |            |     | 100    | 100 |
| 414    | 07/08/2003 | 3             | OUT BUILDING | 20,000 |            |     | 100    | 100 |
| 590    | 11/03/1998 | 3             | OUT BUILDING | 6,000  |            |     | 100    | 100 |
| 341    | 06/22/1998 | 7             | ALTERATIONS  | 14,000 |            |     | 100    | 100 |

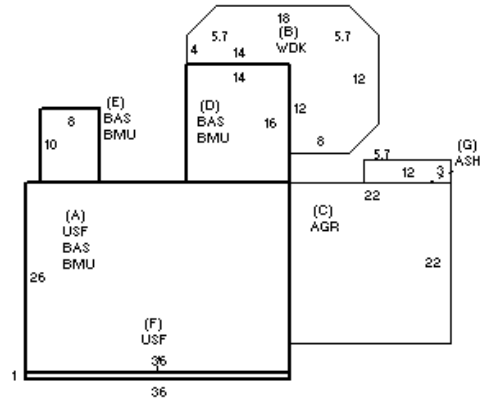
LEGAL LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 20,000   | 12   | 1.00   | 12D  | 1.00     | A   | 1.00 | 230,160 | 2.21 | A          | 1.00      | R05 | 1.05 |  |  | 233,900 |

| TOTAL  | 19,994 SF    | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd   | NBHD 12      | NOTE   |          |         |         | LAND     | 233,900 | 220,700  |
| St Ind | HARWICH ROAD |        | BUILDING | 499,900 | 472,100 |          |         |          |
| Infl   | AVERAGE      |        | DETACHED | 2,900   | 2,800   |          |         |          |
|        |              |        | OTHER    | 0       | 0       |          |         |          |
|        |              |        |          |         |         | TOTAL    | 736,700 | 695,600  |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|-------|-------|-----------|-------|-------|
| SHF | G    | 1.20 | 20 0.80  | 10X14 | 2001  | 140       | 25.67 | 2,900 |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 4/4/2019   | NF  |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 10/20/2007 | REO |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 12/27/2019 | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC GENERATOR

G

| YEAR BLT   | 1974  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 666,581    |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 2,212 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,240 |      | 59.77     | 74,118  |                |            |
| \$NLA(RCN) | \$301 | OVERALL    | 1.100 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 1,160 | 1974 | 271.15    | 314,534 |                |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | WDK | N | WOOD DECK       | 328   |      | 43.12     | 14,144  |                |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE      | 484   |      | 43.62     | 21,111  |                |            |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | E | BAS | L | BASE AREA       | 80    | 2007 | 271.15    | 21,692  |                |            |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | + | USF | L | UPPER STORY FIN | 972   | 1974 | 200.17    | 194,565 |                |            |
|            |       |            |       | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | G | ASH | N | ATT SHED        | 36    |      | 32.08     | 1,155   |                |            |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 11,166.10 | 11,166  |                |            |
|            |       |            |       |              |    |             |      |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,656.50  | 2,657   |                |            |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | EXTERIOR       | G          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | INTERIOR       | G          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | KITCHEN        | A          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | BATHS          | A          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | HEAT/ELEC      | A          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1983 / 40  |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | COND           | 25 25 %    |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | DEPR           | 25 % GD 75 |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | RCNLD          | \$499,900  |