

Key: 2944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.129

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|------------------|--------------|
| MILLER CHRISTOPHER J & PAMELA R 8 CONSODINE ROAD BREWSTER, MA 02631 | | 66-31-0 | | 8 CONSODINE ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| MILLER CHRISTOPHER J & PA MCCORMACK WILLIAM E & JAN | | 10/28/2016 | QS | 470,000 | (211322) |
| | | 11/29/1990 | QS | 57,000 | (122036) |

| 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 % |
| 786 | 10/16/2012 | 7 | ALTERATIONS | 1,025 | 02/04/2013 | SF | 100 100 |
| 244 | 05/17/1995 | 5 | OTHER | 4,000 | 05/09/1996 | JB | 100 100 |
| 727 | 11/23/1994 | 5 | OTHER | 3,000 | 05/09/1996 | JB | 100 100 |
| 562 | 09/23/1994 | 1 | NEW CONSTRUCT | 125,000 | 05/09/1996 | JB | 100 100 |

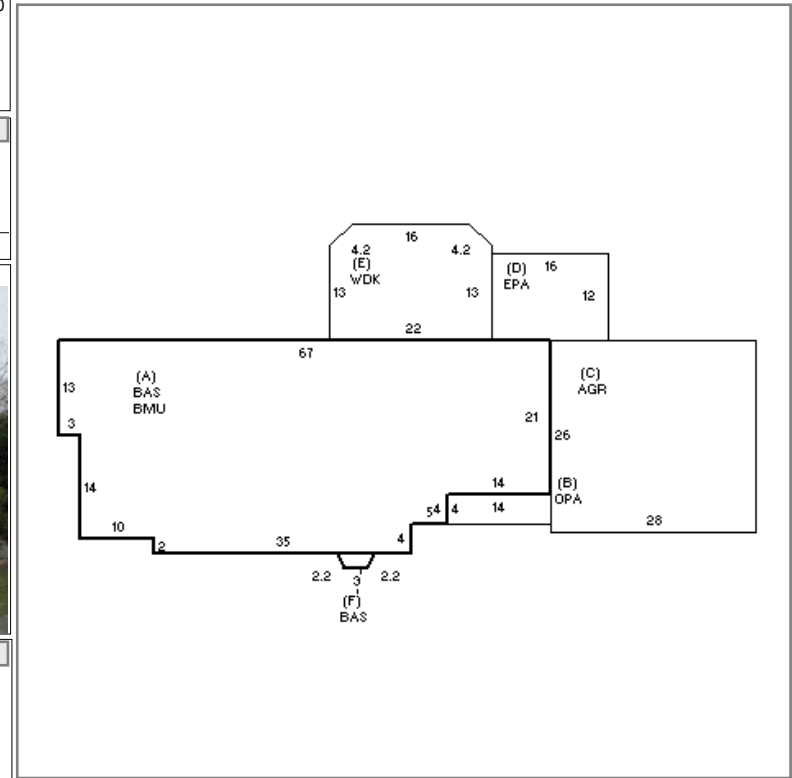
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 60,000 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.00 | A | 1.00 | R03 | 1.00 | | 303,350 |
| 300 | A | 0.033 | 13 | 1.00 | A | 1.00 | A | 1.00 | 12,000 | 1.00 | A | 1.00 | R03 | 1.00 | | 400 |

| TOTAL | 1.410 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 303,800 | 286,600 |
| St Ind | AVERAGE | | BUILDING | 509,800 | 487,300 | | | |
| Infl | AVERAGE | | DETACHED | 4,000 | 4,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 817,600 | 777,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | 6X8 | 48 | 22.94 | 800 |
| HTB | A | 1.00 | 20 0.80 | | 1 | 4,058.10 | 3,200 |



| BLDG COMMENTS |
|---|
| POST AND BEAM CONSTRUCTION PULL DOWN STAIRS TO ATTIC |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/2/2019 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/2/2019 | NF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/31/2019 | EMZ |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 637,210 | | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 1,751 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,743 | | 56.27 | 98,076 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$364 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | OPA | N | OPEN PORCH | 56 | | 55.00 | 3,080 | EXTERIOR | A | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | AGR | N | ATT GARAGE | 728 | | 40.77 | 29,682 | INTERIOR | A | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | D | EPA | N | ENCLOSED PORCH | 192 | | 84.12 | 16,151 | KITCHEN | A | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | WDK | N | WOOD DECK | 343 | | 43.12 | 14,791 | BATHS | A | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,751 | 1994 | 260.30 | 455,793 | HEAT/ELEC | A | | | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | F11 | O | FPL 1S IOP | 1 | | 8,400.70 | 8,401 | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,656.50 | 2,657 | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1994 / 29 | | |
| | | | | | | | | | | | | | | | | | | COND | 20 20 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 20 | % GD | 80 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$509,800 | | |