**Key: 2989**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.167

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HARRIS SHAWN D & KIMBERLY J<br>228 UNDERPASS ROAD<br>BREWSTER, MA 02631 | 77-4-0 | 228 UNDERPASS ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HARRIS SHAWN D & KIMBERLY | 04/26/2021 | F | 100 | () |
| MOONEY SANDRA A | 03/17/2004 | DC | | 10150-32 |
| MOONEY KEVIN J & SANDRA A | 04/12/1996 | QS | 115,000 | 10150-032 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 389 | 04/30/2021 | 7 | ALTERATIONS | 5,000 | 05/16/2022 | TCK | 100 | 100 |
| 230 | 06/12/2009 | 7 | ALTERATIONS | 750 | 04/21/2010 | JH | 100 | 100 |

## LAND

| 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 | 197,280 | 1.00 | A 1.00 | RM2 0.90 | | | 273,010 |
| 300 | A | 0.323 | 13 1.00 | A 1.00 | A 1.00 | 10,800 | 1.00 | A 1.00 | RM2 0.90 | | | 3,490 |

TOTAL 1.700 Acres ZONING CH FRNT 0

| | |
|---|---|
| Nbhd | NBHD 13 |
| St Ind | AVERAGE |
| Infl | AVERAGE |

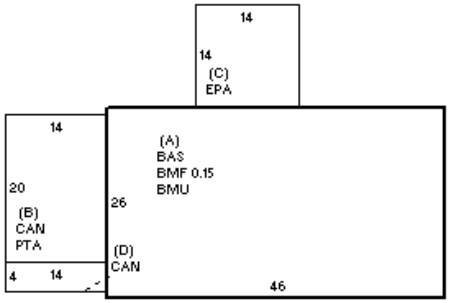
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 276,500 | 260,900 |
| BUILDING | 269,100 | 258,200 |
| DETACHED | 4,900 | 4,900 |
| OTHER | 0 | 0 |
| TOTAL | **550,500** | **524,000** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 50 0.50 | 14X22 | | 308 | 31.80 | 4,900 |

PHOTO 05/16/2022




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/4/2021 | TCK |
| LIST | 2/4/2021 | EST |
| REVIEW | 5/27/2022 | MR |

BLDG COMMENTS

BMF=FIN STORAGE
INFO @ DOOR (2/4/2021)

| | | | |
|---|---|---|---|
| YEAR BLT | 1958 | SIZE ADJ | 1.000 |
| NET AREA | 1,196 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $363 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | $6,500 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 15 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | OTHER | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,196 | | 56.46 | 67,530 |
| A | BMF | N | BSMT FINISH | 179 | | 40.34 | 7,220 |
| A | BAS | L | BASE AREA | 1,196 | 1958 | 253.89 | 303,658 |
| B | PTA | N | PATIO | 280 | | 14.31 | 4,007 |
| B | CAN | N | CANOPY | 280 | | 46.60 | 13,048 |
| C | EPA | N | ENCLOSED PORCH | 196 | | 76.47 | 14,989 |
| D | CAN | N | CANOPY | 56 | | 46.61 | 2,610 |
| | BMG | O | BSMT GARAGE | 1 | | 4,447.00 | 4,447 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 |

TOTAL RCN 434,061

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

EFF.YR/AGE 1958 / 65

| | | | |
|---|---|---|---|
| COND | 38 | 38 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 38 | % GD | 62 |

RCNLD $269,100