Key: 3014

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,207

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSTONE ELIZABETH A 412 LONG POND ROAD BREWSTER, MA 02631	66-91-0	412-412A LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSTONE ELIZABETH A	05/31/2002	H	249,000	15219-350
MORRIS JEANNINE T	05/31/2002	F	1	15219-348
MORRIS JEANNINE T	02/07/2002	H		14793-308

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES	412	1	1 of 2

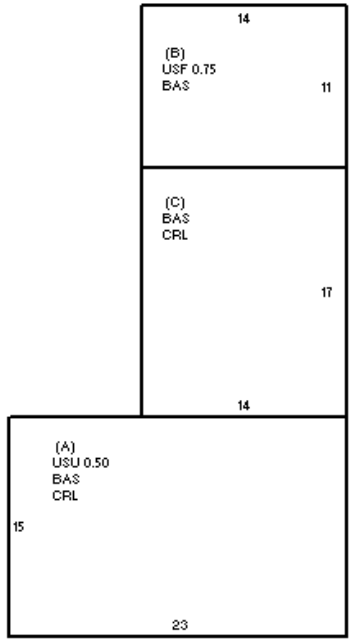
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
31	01/09/2019	7	ALTERATIONS	3,000	07/19/2019	TCK	100	100
851	10/01/2018	77	SOLAR PANELS	1,100	07/19/2019	TCK	100	100
NP		12	CYCLICAL NON		03/05/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,263	13 1.00	A 1.00	A 1.00	197,280	1.27	A 1.00	RM2 0.90			242,340

TOTAL	42,263 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	aka 732 Tubman Road		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	242,300	228,600
BUILDING	155,700	146,900
DETACHED	0	0
OTHER	145,000	136,900
TOTAL	**543,000**	**512,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/24/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/24/2021	TCK
LIST	2/24/2021	EST
REVIEW	3/22/2021	MR

BLDG COMMENTS
412 Long Pond Road
AKA 732 Tubman Road

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	853	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,615
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	345		28.15	9,711
A	USU	N	UPPER STORY UNF	173		52.31	9,049
+	BAS	L	BASE AREA	737	1800	269.64	198,722
B	USF	L	UPPER STORY FIN	116	1800	172.17	19,971
C	CRL	N	BSMT CRAWL	238		28.15	6,699
	F21	O	FPL 2S 1OP	1		9,410.00	9,410
	ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239

TOTAL RCN 259,417

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

EFF.YR/AGE 1933 / 90

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $155,700

Key: 3014

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,208

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSTONE ELIZABETH A 412 LONG POND ROAD BREWSTER, MA 02631	66-91-0	412-412A LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES	412A	2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

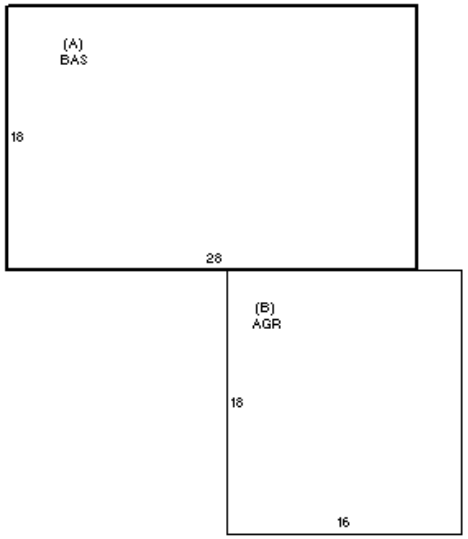
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	145,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/24/2021



BLDG COMMENTS

412A

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/24/2021	TCK
LIST	2/24/2021	EST
REVIEW	3/22/2021	MR

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	504	DETAIL ADJ	1.000
$NLA(RCN)	$479	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$5,374
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	PLASTER	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	504	1800	414.41	208,861
B	AGR	N	ATT GARAGE	288		59.39	17,105
	MST	O	MAS/METAL STACK	1		6,927.20	6,927
	ODS	O	OUTDOOR SHOWER	1		3,327.90	3,328

TOTAL RCN 241,595

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

EFF.YR/AGE 1933 / 90

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $145,000