

Key: 3109

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.306

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|---------------------------|--|--|--|--------------------|----|------------|--------------|
| EMILIAN JOHN H JR & COLETTE M TRUSTEES | | | | 66-93-0 | | | | 370 LONG POND ROAD | | | |
| 344 LONG POND ROAD BREWSTER, MA 02631 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | EMILIAN JOHN H JR & COLET | | | | 03/26/2012 | F | 100 | 26188-280 |
| | | | | EMILIAN JOHN HENRY JR & | | | | 08/31/2011 | QS | 215,000 | 25656-65 |
| | | | | FINKEL HARRIET C TRUSTEE | | | | 03/28/1991 | A | 100 | 7478-282 |

| 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 | % |
| 265 | 06/30/2009 | 7 | ALTERATIONS | 3,375 | 04/21/2010 | JH | 100 | 100 |

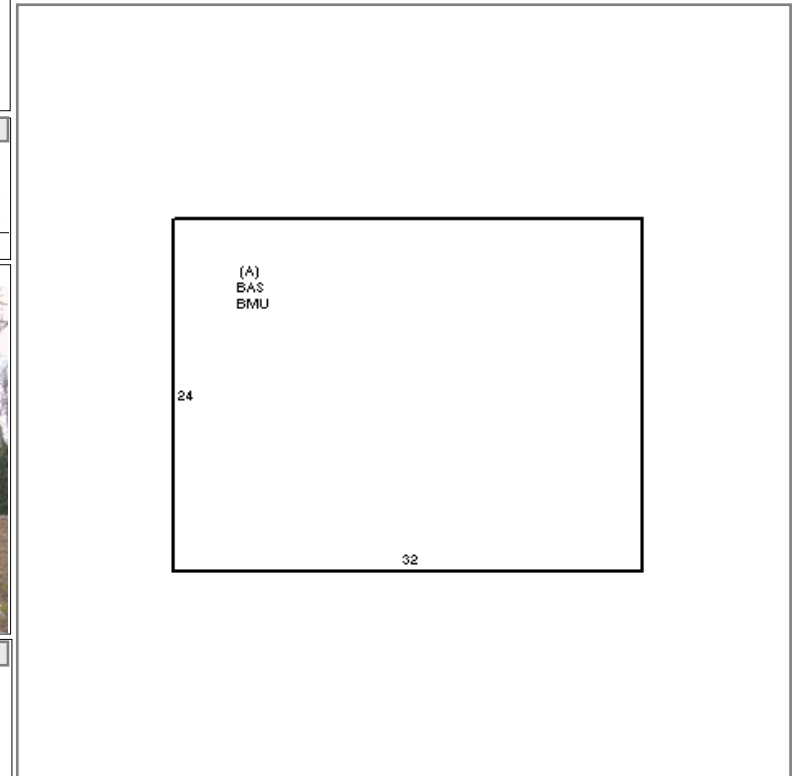
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 46,609 | 13 | 1.00 | A | 1.00 | A | 1.00 | 197,280 | 1.19 | A | 1.00 | RM2 | 0.90 | | | 250,710 |

| | | | | | | | | |
|--------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 1.070 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 13 | NOTE | | | LAND | 250,700 | 236,500 | |
| St Ind | AVERAGE | | BUILDING | 177,700 | 167,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 428,400 | 404,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/24/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/24/2021 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/22/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1965 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 768 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$340 | OVERALL | 0.950 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 3 | \$3,705 | |
| 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 59.19 | 45,457 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 768 | 1965 | 276.33 | 212,219 |
| ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 | | | | | | | | |
| FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | |

| TOTAL RCN | 261,380 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1969 / 54 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$177,700 |