

Key: 38

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 32

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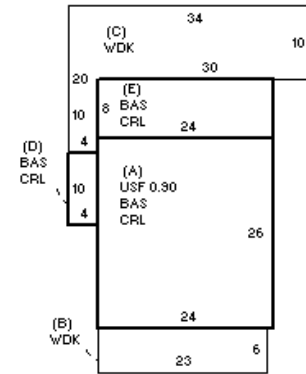
| CURRENT OWNER   |   | PARCEL ID  |      | LOCATION              |              |           |      |      |      |     |            |           |
|---|---|------------|------|-----------------------|--------------|-----------|------|------|------|-----|------------|-----------|
| PALMER J BRIAN & MARCI A<br>12 GERSHOM DRIVE<br>NORTH GRAFTON, MA 01536 |   | 38-86-0    |      | 240 ROBBINS HILL ROAD |              |           |      |      |      |     |            |           |
| TRANSFER HISTORY  |   | DOS        | T    | SALE PRICE            | BK-PG (Cert) |           |      |      |      |     |            |           |
| PALMER J BRIAN & MARCI A  |   | 09/07/2018 | QS   | 1,650,000             | (217243)     |           |      |      |      |     |            |           |
| SALO HAROLD A & CAROL VAT   |   | 10/23/2009 | F    | 1                     | (189858)     |           |      |      |      |     |            |           |
| SALO HAROLD A & CAROL V   |   | 06/07/1985 | XX   | 175,000               | (101903)     |           |      |      |      |     |            |           |
| CD  | T | AC/SF/UN   | Nbhd | St Ind                | Infl         | ADJ BASE  | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 17,424     | 2    | 1.00                  | A            | 1,972,800 | 2.48 | 10   | 0.90 | BEX | 10.00      | 1,955,680 |

| 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    | 03/25/2021 | 7             | ALTERATIONS  | 38,000    | 04/26/2022 | TCK    | 100 100 |
| 785    | 09/05/2019 | 7             | ALTERATIONS  | 650       | 07/07/2020 | NF     | 100 100 |
|        | 09/07/2018 | 16            | MLS REVIEW   | 1,650,000 | 06/27/2019 | JMG    | 100 100 |
| 141    | 04/24/2009 | 7             | ALTERATIONS  | 5,000     | 04/08/2010 | JH     | 100 100 |
| NP     |            | 12            | CYCLICAL NON |           | 08/20/2007 | JH     | 100 100 |

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|--------|-----------|------------------------|----------|-----------|-----------|----------|---------|----------|
| TOTAL  | 17,424 SF | ZONING                 | RM       | FRNT      | 0         | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 2    | NOTE<br>T=narrow shape | LAND     | 1,955,700 | 1,845,000 |          |         |          |
| St Ind | AVERAGE   |                        | BUILDING | 323,100   | 305,100   |          |         |          |
| Infl   | AVERAGE   |                        | DETACHED | 500       | 500       |          |         |          |
|        |           |                        | OTHER    | 0         | 0         |          |         |          |
|        |           |                        | TOTAL    | 2,279,300 | 2,150,600 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70 8X4 |    | 32    | 22.94     | 500   |



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/1/2018  | NF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/20/2007 | JH |
| STYLE    | 7  | 1.05 | CONVEN/OLD [100%] | REVIEW  | 5/3/2022  | MR |
| QUALITY  | A  | 1.00 | AVG [100%]        |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%]   |         |           |    |

| BLDG COMMENTS |
|---------------|
|               |

| YEAR BLT   | 1945  | SIZE ADJ   | 1.000 | ELEMENT              | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 414,200 |
|------------|-------|------------|-------|----------------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA   | 1,418 | DETAIL ADJ | 1.000 | FOUNDATION           | 3  | FOUN WALL   | 1.00 | A   | CRL | N              | BSMT CRAWL      | 624   |           | 28.87     | 18,013  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$292 | OVERALL    | 1.020 | EXT COVER            | 1  | WD SHINGLE  | 1.00 | +   | BAS | L              | BASE AREA       | 856   | 1945      | 281.60    | 241,051 | EXTERIOR       | G       |
|            |       |            |       | ROOF SHAPE           | 1  | GABLE       | 1.00 | A   | USF | L              | UPPER STORY FIN | 562   | 1996      | 189.44    | 106,465 | INTERIOR       | V       |
|            |       |            |       | ROOF COVER           | 2  | WD SHINGLE  | 1.01 | +   | WDK | N              | WOOD DECK       | 518   |           | 39.98     | 20,712  | KITCHEN        | G       |
|            |       |            |       | FLOOR COVER          | 2  | SOFTWOOD    | 1.00 | D   | CRL | N              | BSMT CRAWL      | 40    |           | 30.98     | 1,239   | BATHS          | V       |
|            |       |            |       | INT FINISH           | 2  | DRYWALL     | 1.00 | E   | CRL | N              | BSMT CRAWL      | 192   |           | 30.97     | 5,947   | HEAT/ELEC      | A       |
|            |       |            |       | HEATING/COOL         | 14 | ELECT BB+AC | 1.01 | F21 | O   | FPL 2S 1OP     | 1               |       | 10,354.00 | 10,354    |         |                |         |
|            |       |            |       | FUEL SOURCE          | 3  | ELECTRIC    | 0.95 | GEN | O   | GENERATOR      | 1               |       | 0.00      |           |         |                |         |
|            |       |            |       |                      |    |             |      | ODS | O   | OUTDOOR SHOWER | 1               |       | 2,463.30  | 2,463     |         |                |         |
|            |       |            |       | EFF.YR/AGE 1989 / 34 |    |             |      |     |     |                |                 |       |           |           |         |                |         |
|            |       |            |       | COND 22 22 %         |    |             |      |     |     |                |                 |       |           |           |         |                |         |
|            |       |            |       | FUNC 0               |    |             |      |     |     |                |                 |       |           |           |         |                |         |
|            |       |            |       | ECON 0               |    |             |      |     |     |                |                 |       |           |           |         |                |         |
|            |       |            |       | DEPR 22 % GD 78      |    |             |      |     |     |                |                 |       |           |           |         |                |         |
|            |       |            |       | RCNLD \$323,100      |    |             |      |     |     |                |                 |       |           |           |         |                |         |