

Key: 4582

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.793

LEGAL

| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION             |         |      |            |           |      |         |
|--|---|----------|------|------------|------|------------|--------------|----------------------|---------|------|------------|-----------|------|---------|
| PATEL JIGAR B & SEJAL J TRUSTEES<br>200 KING PHILIP ROAD REALTY TRUST<br>91 OUTLOOK DRIVE<br>LEXINGTON, MA 02421 |   |          |      | 101-135-0  |      |            |              | 200 KING PHILIP ROAD |         |      |            |           |      |         |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                      |         |      |            |           |      |         |
| PATEL JIGAR B & SEJAL J T  |   |          |      | 12/27/2022 | F    | 100        | 35563-133    |                      |         |      |            |           |      |         |
| PATEL JIGAR & SEJAL  |   |          |      | 08/25/2017 | QS   | 432,000    | 30725-30     |                      |         |      |            |           |      |         |
| HACKWORTH MICHAEL  |   |          |      | 10/28/2016 | O    | 340,000    | 30046-20     |                      |         |      |            |           |      |         |
| CD   | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE   | SAF          | Topo                 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |      |         |
| 100  | S | 34,640   | 13   | 1.00       | A    | 1.00       | A            | 1.00                 | 208,240 | 1.46 | 5          | 0.95 R02  | 1.00 | 240,960 |

LAND

| TOTAL  | 34,630 SF | ZONING           | RM   | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|------------------|------|------|---|--------------|----------------|----------------|
| Nbhd   | NBHD 13   | N<br>O<br>T<br>E | ESMT |      |   | LAND         | 241,000        | 227,300        |
| St Ind | AVERAGE   |                  |      |      |   | BUILDING     | 455,000        | 434,400        |
| Infl   | AVERAGE   |                  |      |      |   | DETACHED     | 0              | 0              |
|        |           |                  |      |      |   | OTHER        | 0              | 0              |
|        |           |                  |      |      |   | <b>TOTAL</b> | <b>696,000</b> | <b>661,700</b> |

DETACHED

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



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

BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 12/9/2020 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 12/9/2020 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 2/11/2021 | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT      | 1988  | SIZE ADJ   | 1.000   |
|---------------|-------|------------|---------|
| NET AREA      | 1,624 | DETAIL ADJ | 1.000   |
| \$NLA(RCN)    | \$308 | OVERALL    | 1.020   |
| CAPACITY      |       | UNITS      | ADJ     |
| STORIES       |       | 1.75       | 1.00    |
| ROOMS         |       | 5          | 1.00    |
| BEDROOMS      |       | 3          | 1.00    |
| BATHROOMS     |       | 2          | 1.00    |
| FIXTURES      |       | 6          | \$7,956 |
| 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   | 4  | FLR & 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  | 1  | HARDWOOD    | 1.00 |
| INT FINISH   | 2  | DRYWALL     | 1.00 |
| HEATING/COOL | 2  | HOT WATER   | 1.00 |
| FUEL SOURCE  | 2  | GAS         | 1.00 |

| S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A   | BMU | N | BSMT UNFINISHED | 784   |      | 63.55     | 49,823  |
| A   | BMF | N | BSMT FINISH     | 392   |      | 41.14     | 16,127  |
| A   | BAS | L | BASE AREA       | 784   | 1988 | 296.69    | 232,603 |
| +   | USF | L | UPPER STORY FIN | 840   | 1988 | 185.61    | 155,913 |
| B   | WDK | N | WOOD DECK       | 256   |      | 39.98     | 10,236  |
| C   | AGR | N | ATT GARAGE      | 336   |      | 43.08     | 14,476  |
| F21 | O   | O | FPL 2S 1OP      | 1     |      | 10,354.00 | 10,354  |
| ODS | O   | O | OUTDOOR SHOWER  | 1     |      | 2,463.30  | 2,463   |

| TOTAL RCN            | 499,951   |
|----------------------|-----------|
| CONDITION ELEM CD    |           |
| EXTERIOR             | V         |
| INTERIOR             | V         |
| KITCHEN              | G         |
| BATHS                | V         |
| HEAT/ELEC            | A         |
| EFF.YR/AGE 2013 / 10 |           |
| COND                 | 10 10 %   |
| FUNC                 | 0         |
| ECON                 | 0         |
| DEPR                 | 9 % GD 91 |
| RCNLD                | \$455,000 |

