

Key: 467

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 486

LEGAL

LAND

DETAILED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|------------------|--|--|--|
| COOPER GORDON & JENNIFER COTRUSTEES SUNSET BEACH 2023 REV TRUST 9 DEER PATH NATICK, MA 01760 | | | | 69-54-0 | | | | 11 STUART STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| COOPER GORDON & JENNIFER | | | | 12/05/2023 | QS | 1,752,584 | | (234621) | | | |
| LISS NINA E HEIRS OF | | | | 04/12/2023 | H | | | (81723) | | | |
| LISS NINA E | | | | 11/24/2015 | F | | | (81723) | | | |

| 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 | % |
| 630 | 11/07/1997 | 2 | ADD | 5,000 | 04/02/1999 | JB | 100 | 100 |
| 687 | 11/09/1994 | 3 | OUT BUILDING | 16,000 | 01/01/1995 | RD | 100 | 100 |
| 412 | 10/06/1992 | 5 | OTHER | 5,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 33,855 | 5 | 1.00 | A | 1.00 | A | 1.00 | 767,200 | 1.48 | A | 1.00 | BAV | 3.50 | | | 881,350 |

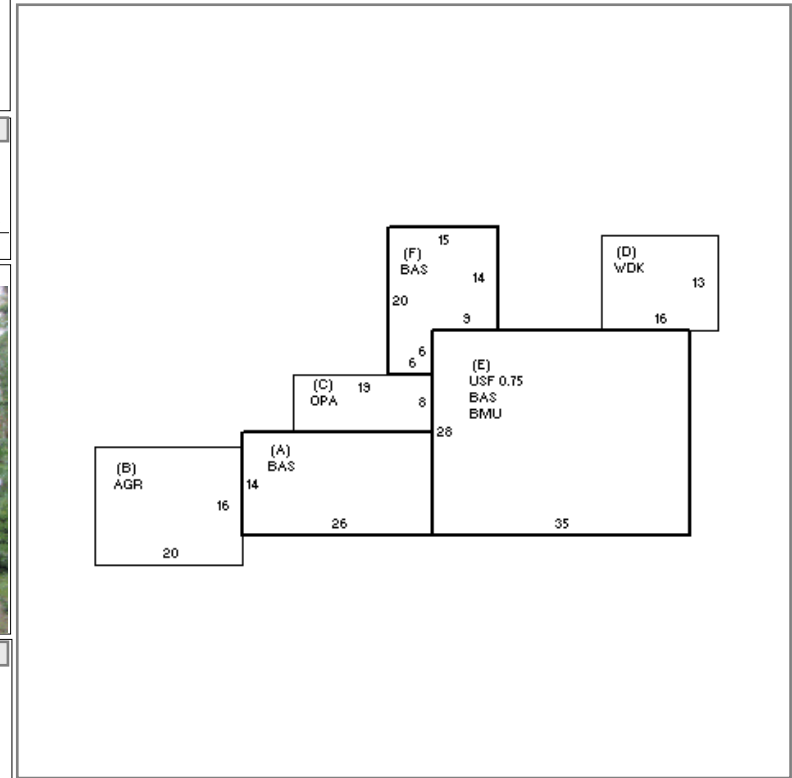
| | | | | | | | | |
|--------|-----------|--------|----------|---------|---------|----------|-----------|-----------|
| TOTAL | 33,855 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 5 | NOTE | | | | LAND | 881,400 | 831,500 |
| St Ind | AVERAGE | | BUILDING | 510,600 | 410,300 | | | |
| Infl | AVERAGE | | DETACHED | 11,500 | 11,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,403,500 | 1,253,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8X8 | | 64 | 22.01 | 1,000 |
| DGF | A | 1.00 | 30 0.70 16 X 20 | 1994 | 320 | 31.80 | 7,100 |
| SHF | A | 1.00 | 30 0.70 8X12 | | 96 | 22.01 | 1,500 |
| PTD | A | 1.00 | 30 0.70 7X15 | | 105 | 9.00 | 700 |
| OPA | A | 1.00 | 30 0.70 ATTD DGF 6X1 | 1994 | 96 | 17.75 | 1,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/28/2020 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/1/2024 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 7/1/2024 | JMG |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1959 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|----------------|-----------------|-------|------|-----------|---------|
| NET AREA | 2,325 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BAS | L | BASE AREA | 1,590 | 1959 | 298.58 | 474,743 |
| \$NLA(RCN) | \$338 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | AGR | N | ATT GARAGE | 320 | | 52.21 | 16,706 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 152 | | 61.80 | 9,394 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | D | WDK | N | WOOD DECK | 208 | | 48.45 | 10,078 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | BMU | N | BSMT UNFINISHED | 980 | | 72.92 | 71,466 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | USF | L | UPPER STORY FIN | 735 | 1959 | 227.24 | 167,018 |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | F22 | O | FPL 2S 2OP | 1 | | | 15,415.40 | 15,415 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | GEN | O | GENERATOR | 1 | | | 0.00 | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | | 2,984.90 | 2,985 |



| CAPACITY | | | UNITS | ADJ |
|---------------|--|------|----------|-----|
| STORIES | | 1.75 | 1.00 | |
| ROOMS | | 9 | 1.00 | |
| BEDROOMS | | 5 | 1.00 | |
| BATHROOMS | | 3 | 1.00 | |
| FIXTURES | | 11 | \$17,675 | |
| GARAGE SPACES | | 0 | 1.00 | |
| % BSMT FIN | | 0 | 1.00 | |
| # 1/2 BATHS | | 0 | 1.00 | |
| # OF UNITS | | 1 | 1.00 | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 785,479 | |
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT/ELEC | A | |
| EFF.YR/AGE | 1963 / 60 | |
| COND | 35 | 35 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 35 | % GD 65 |
| RCNLD | \$510,600 | |