

Key: 4682

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.894

LEGALS

| CURRENT OWNER  |  | PARCEL ID  |   | LOCATION         |              |
|--|--|------------|---|------------------|--------------|
| THE FAMILY SCHOOLS INC<br>P O BOX 1816<br>BREWSTER, MA 02631 |  | 126-90-0   |   | 3572 MAIN STREET |              |
| TRANSFER HISTORY   |  | DOS        | T | SALE PRICE       | BK-PG (Cert) |
| THE FAMILY SCHOOLS INC                                       |  | 04/06/1995 | K | 240,000          | 9620-009     |

| CLASS   | CLASS%     | DESCRIPTION |              | BN ID   | BN   | CARD   |     |     |
|---------|------------|-------------|--------------|---------|------|--------|-----|-----|
| 3510    | 100        | EDUC PROP   |              |         | 1    | 1 of 1 |     |     |
| PMT NO  | PMT DT     | TY          | DESC         | AMOUNT  | INSP | BY     | 1st | %   |
| 23-1178 | 03/13/2024 | 22          | I & E        |         |      |        |     | 0 0 |
| 23-1051 | 11/21/2023 | 1           | NEW CONSTRUC | 250,000 |      |        |     | 0 0 |
| 23-901  | 11/09/2023 | 7           | ALTERATIONS  | 35,000  |      |        |     | 0 0 |
| 22-1029 | 11/02/2023 | 6           | DEMO         | 12,000  |      |        |     | 0 0 |
|         | 04/27/2023 | 7           | ALTERATIONS  | 85,000  |      |        |     | 0 0 |

LAND

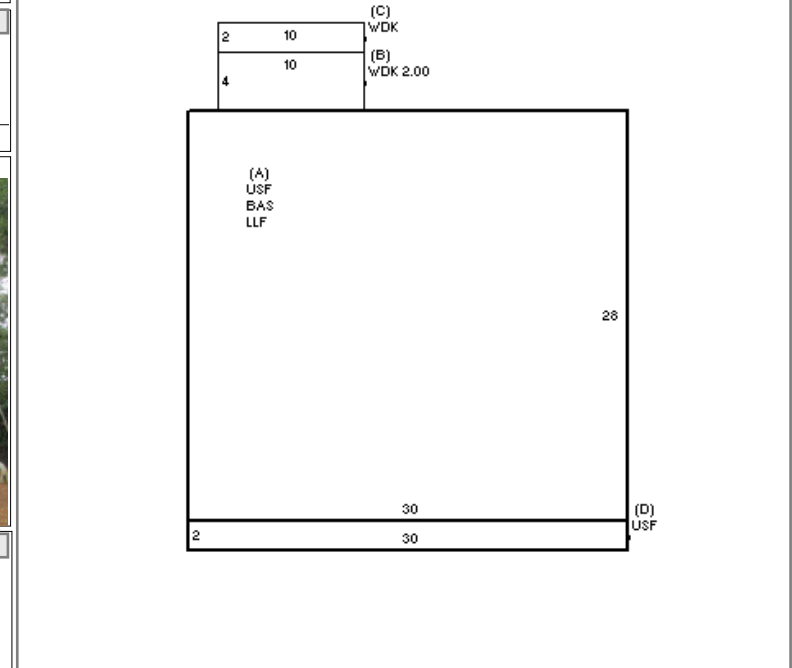
| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 60,000   | 10   | 1.00   | A    | 1.00     | A   | 1.00 | 219,200 | 1.00 | A          | 1.00      | R03 | 1.00 |  | 303,350 |
| 300 | A | 0.063    | 10   | 1.00   | A    | 1.00     | A   | 1.00 | 12,000  | 1.00 | A          | 1.00      | R03 | 1.00 |  | 760     |

| TOTAL        | 1.440 Acres | ZONING | RM       | FRNT    | 0       | ASSESSED       | CURRENT        | PREVIOUS |
|--------------|-------------|--------|----------|---------|---------|----------------|----------------|----------|
| Nbhd         | NBHD 10     | NOTE   |          |         |         | LAND           | 304,100        | 286,900  |
| St Ind       | AVERAGE     |        | LAND     | 381,000 | 364,500 |                |                |          |
| Infl         | AVERAGE     |        | DETACHED | 16,200  | 16,000  |                |                |          |
|              |             |        |          |         | OTHER   | 0              | 0              |          |
| <b>TOTAL</b> |             |        |          |         |         | <b>701,300</b> | <b>667,400</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB           | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|--------------|-------|-----------|-------|-------|
| SHF | A    | 1.00 | 50 0.50  | 10 X 12      | 1991  | 120       | 21.39 | 1,300 |
| SHF | G    | 1.20 | 20 0.80  | 14 X 27      | 2000  | 378       | 23.06 | 7,000 |
| GZB | G    | 1.20 | 50 0.50  | 6FT-12 SIDES |       | 374       | 42.12 | 7,900 |



BLDG COMMENTS



DETACHED

| BUILDING | CD | ADJ  | DESC            | MEASURE | 3/12/2008 | JH |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 3/12/2008 | JH |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 3/18/2008 | ER |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |    |

BUILDING

| YEAR BLT       | 1984       | SIZE ADJ   | 0.990 | ELEMENT   | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 507,995 |                |           |          |         |          |   |         |   |       |            |           |   |
|----------------|------------|------------|-------|---|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|---------|----------|---|---------|---|-------|------------|-----------|---|
| NET AREA       | 2,580      | DETAIL ADJ | 1.000 | FOUNDATION  | 4  | FLR & WALL  | 1.00 | A | LLF | L | LOWER LEVEL FIN | 840   | 1984 | 126.06    | 105,889 |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| \$NLA(RCN)     | \$197      | OVERALL    | 1.000 | EXT COVER   | 1  | WD SHINGLE  | 1.00 | A | BAS | L | BASE AREA       | 840   | 1984 | 273.32    | 229,588 |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | ROOF SHAPE  | 1  | GABLE       | 1.00 | + | WDK | N | WOOD DECK       | 100   |      | 38.81     | 3,881   |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | ROOF COVER  | 1  | ASPH/CMP SH | 1.00 | + | USF | L | UPPER STORY FIN | 900   | 1984 | 180.15    | 162,137 |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | 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 |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table> |    |             |      |   |     |   |                 |       |      |           |         |           |         | CONDITION ELEM | CD        | EXTERIOR | A       | INTERIOR | A | KITCHEN | A | BATHS | A          | HEAT/ELEC | A |
| CONDITION ELEM | CD         |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| EXTERIOR       | A          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| INTERIOR       | A          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| KITCHEN        | A          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| BATHS          | A          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| HEAT/ELEC      | A          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1984 / 39</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>25 25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>25 % GD 75</td> </tr> </tbody> </table>                                    |    |             |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE     | 1984 / 39 | COND     | 25 25 % | FUNC     | 0 | ECON    | 0 | DEPR  | 25 % GD 75 |           |   |
| EFF.YR/AGE     | 1984 / 39  |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| COND           | 25 25 %    |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| FUNC           | 0          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| ECON           | 0          |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
| DEPR           | 25 % GD 75 |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |
|                |            |            |       | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$381,000</td> </tr> </thead> </table>   |    |             |      |   |     |   |                 |       |      |           |         |           |         | RCNLD          | \$381,000 |          |         |          |   |         |   |       |            |           |   |
| RCNLD          | \$381,000  |            |       |   |    |             |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |         |          |   |         |   |       |            |           |   |

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