

Key: 5018

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.238

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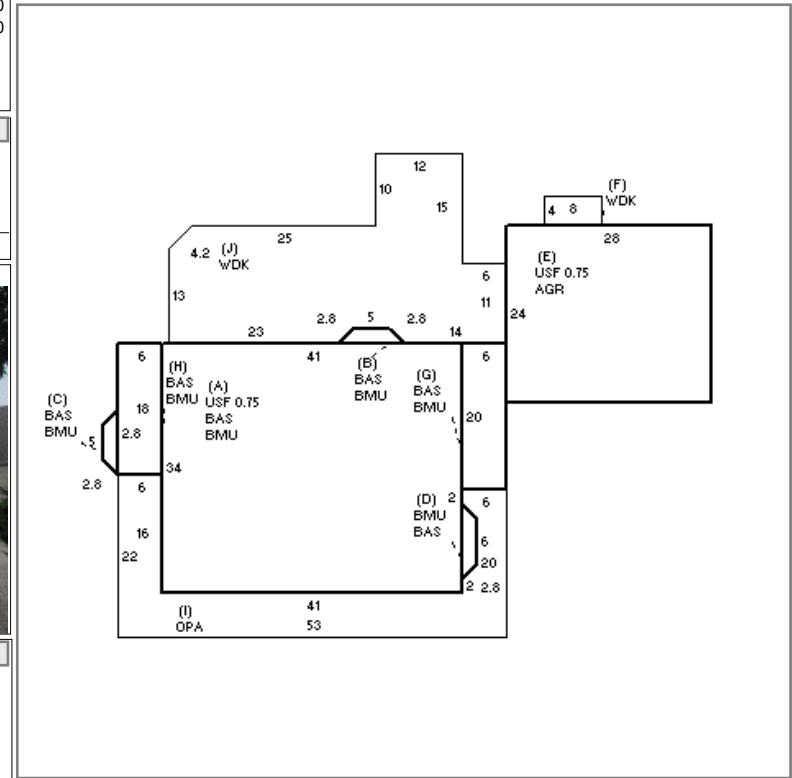
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---|--------------------------|--------------|
| HANDREN GREGORY L & JEAN W TRUSTEES 320 BAKERS POND ROAD BREWSTER, MA 02631 | | 136-9-0 | | 320-318 BAKERS POND ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| HANDREN GREGORY L & JEAN | | 06/12/2020 | V | 1 | 32979-346 |
| HANDREN GREGORY L & JEAN | | 10/28/2003 | P | 300,000 | 17856-018 |
| COOMBS RALPH R & CATHERIN | | 07/07/1995 | J | 100 | 9744-094 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 2025-21 | | 13 | SPLIT/SUB/LA | | 06/05/2024 | JMG | 100 100 |
| 553 | 07/03/2018 | 10 | INGROUND POO | 73,333 | 07/15/2020 | TCK | 100 100 |
| 550 | 07/02/2018 | 7 | ALTERATIONS | 4,000 | 07/22/2019 | TCK | 100 100 |
| 928 | 11/09/2015 | 7 | ALTERATIONS | 3,000 | 04/15/2016 | WFF | 100 100 |
| 516 | 06/30/2014 | 5 | OTHER | 8,000 | 08/21/2014 | RJM | 100 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | S | 60,000 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.00 | A | 1.00 | R03 | 1.00 | 303,350 |
| 300 | A | 5.333 | 13 | 1.00 | A | 1.00 | A | 1.00 | 12,000 | 1.00 | A | 1.00 | R03 | 1.00 | 64,000 |
| 300 | A | 0.180 | 13 | 1.00 | A | 1.00 | A | 1.00 | 6,000 | 1.00 | PS | 0.50 | R03 | 1.00 | 1,080 |

| TOTAL | 6.890 Acres | | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|------------------|--|---------|---------|--------------|------------------|------------------|
| Nbhd | NBHD 13 | | N O T E | FY25 Re-combine with 136-15 correcting lot as Parcel 3 Plan Bk 453 Pg 86 with 40 ft Easement over lot | | | LAND | 368,400 | 331,000 |
| St Ind | AVERAGE | | | LAND | 959,000 | 905,500 | | | |
| Infl | AVERAGE | | | DETACHED | 31,800 | 31,400 | | | |
| | | | | | | | OTHER | 334,200 | 315,600 |
| | | | | | | | TOTAL | 1,693,400 | 1,583,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------|-------|-----------|--------|
| HTB | A | 1.00 | 10 0.90 | | 1 | 4,058.10 | 3,700 |
| IPV | G | 1.20 | 01 1.00 | 15X34 | 2019 | 44.37 | 22,600 |
| SHF | G | 1.20 | 10 0.90 | 16X16 | 2018 | 23.81 | 5,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/13/2013 | SF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/13/2013 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 7/22/2020 | MR |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
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| YEAR BLT | 2003 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,128,200 | | | | | | | | | | | | | | |
|--|-----------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|-----------|---|------|----|---------|
| NET AREA | 3,216 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,666 | | 69.73 | 116,172 | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$351 | OVERALL | 1.070 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,550 | 2003 | 219.93 | 340,892 | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,666 | 2003 | 322.58 | 537,423 | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | E | AGR | N | ATT GARAGE | 672 | | 50.53 | 33,954 | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 840 | | 53.44 | 44,887 | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | I | OPA | N | OPEN PORCH | 482 | | 68.16 | 32,853 | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | GFP | O | | GAS FIREPLACE | 1 | | 4,261.30 | 4,261 | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | | OUTDOOR SHOWER | 1 | | 3,292.10 | 3,292 | | | | | | | | | | | | | | | | |
| <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> <th colspan="2">2003 / 20</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>15</td> <td>15 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>15</td> <td>% GD 85</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 20 | | COND | 15 | 15 % | FUNC | 0 | | ECON | 0 | | DEPR | 15 | % GD 85 |
| EFF.YR/AGE | 2003 / 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 15 | 15 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 15 | % GD 85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$959,000</th> </tr> </thead> </table> | | | | | | | | | | | | | | | | | RCNLD | \$959,000 | | | | | | | | | | | | | |
| RCNLD | \$959,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Key: 5018

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.239

LEGAL

| | | | | |
|---|--|-----------|--------------------------|-------------------------|
| CURRENT OWNER | | PARCEL ID | LOCATION | |
| HANDREN GREGORY L & JEAN W TRUSTEES 320 BAKERS POND ROAD BREWSTER, MA 02631 | | 136-9-0 | 320-318 BAKERS POND ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE BK-PG (Cert) |

| | | | | | | | |
|--------|--------|---------------|------|--------|-------|----|--------|
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 2 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |

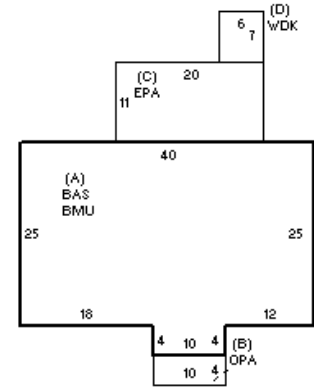
LAND

| | | | | | | | | | | | | |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|

DETACHED

| | | | | | |
|--------|--------|------|----------|---------|----------|
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NOTE | | LAND | 334,200 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



BUILDING

| | | | | | | |
|----------|----|------|-----------------|---------|-----------|-----|
| BUILDING | CD | ADJ | DESC | MEASURE | 8/21/2014 | RJM |
| MODEL | 1 | | RESIDENTIAL | LIST | 8/21/2014 | RJM |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 7/31/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

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

| | | | |
|---------------|-------|------------|---------|
| YEAR BLT | 2013 | SIZE ADJ | 1.000 |
| NET AREA | 1,040 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$353 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 10 | 1.00 |
| ROOMS | | 4 | 1.00 |
| BEDROOMS | | 1 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 5 | \$6,695 |
| GARAGE SPACES | | 0 | 1.00 |
| % BSMT FIN | | 0 | 1.00 |
| # 1/2 BATHS | | 1 | 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 | 9 | WARM/CL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| | | | | | | | |
|---|-----|---|-----------------|-------|------|-----------|---------|
| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
| A | BMU | N | BSMT UNFINISHED | 1,040 | | 58.16 | 60,484 |
| A | BAS | L | BASE AREA | 1,040 | 2013 | 269.13 | 279,894 |
| B | OPA | N | OPEN PORCH | 40 | | 51.50 | 2,060 |
| C | EPA | N | ENCLOSED PORCH | 220 | | 74.62 | 16,417 |
| D | WDK | N | WOOD DECK | 42 | | 40.37 | 1,695 |

| | |
|----------------|-----------|
| TOTAL RCN | 367,246 |
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 2013 / 10 |
| COND | 10 10 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 9 % GD 91 |
| RCNLD | \$334,200 |