

Key: 51

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 53

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| CURRENT OWNER   |  | PARCEL ID  | LOCATION           |                  |              |
|---|--|------------|--------------------|------------------|--------------|
| BUSHNELL JANICE & ROBERT TRUSTEES<br>THE JANICE BUSHNELL REVOCABLE TRUST<br>86 FOREST STREET<br>DUNSTABLE, MA 01827 |  | 38-65-0    | 21 ARNOLDS CARTWAY |                  |              |
| TRANSFER HISTORY  |  | DOS        | T                  | SALE PRICE       | BK-PG (Cert) |
| BUSHNELL JANICE & ROBERT  |  | 12/06/2018 | F                  | 1 (218089)       |              |
| BUSHNELL JANICE   |  | 12/06/2018 | F                  | 1 (218088)       |              |
| BUSHNELL ROBERT D & JANIC   |  | 03/09/2004 | F                  | 490,000 (172309) |              |

| 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 %   |
| 1014   | 11/02/2016 | 1             | NEW CONSTRUC |         | 04/12/2018 | NF     | 100 100 |
| 944    | 10/14/2016 | 6             | DEMO         | 555,000 | 01/27/2017 | NF     | 100 100 |
| 417    | 07/30/2008 | 7             | ALTERATIONS  | 5,000   | 03/09/2009 | JH     | 100 100 |
| NP     |            | 12            | CYCLICAL NON |         | 07/10/2007 | JH     | 100 100 |
| 90     | 02/24/2006 | 2             | ADD          | 10,000  | 07/10/2007 | JH     | 100 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 10,746   | 2    | 1.00   | A    | 1.00     | A   | 1.00 | 876,800 | 3.76 | A          | 1.00      | BA+ | 4.00 |  |  | 814,330 |

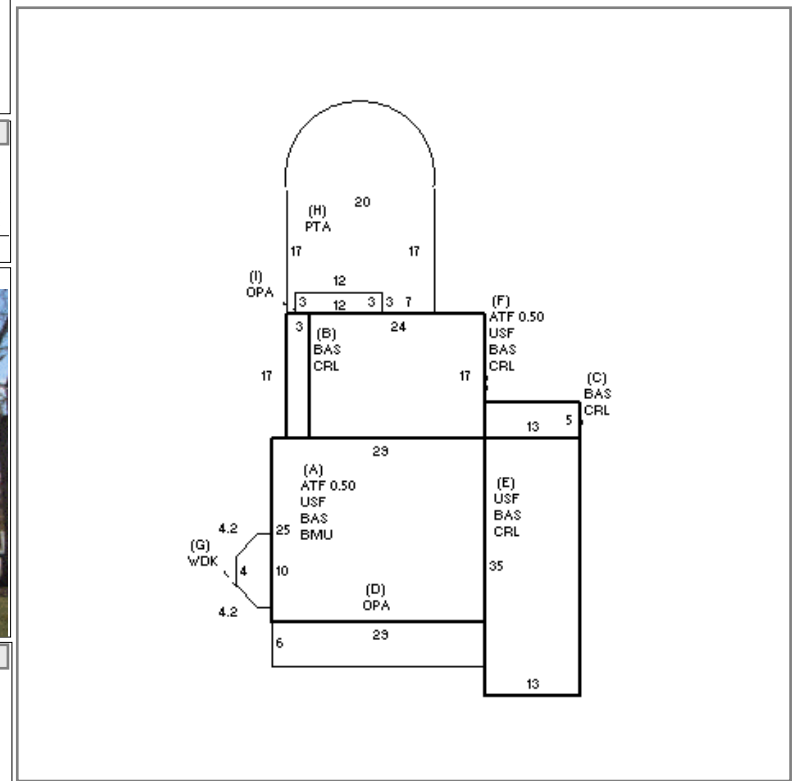
| TOTAL  | 10,746 SF | ZONING           | RM | FRNT | 0 | ASSESSED     | CURRENT          | PREVIOUS         |
|--------|-----------|------------------|----|------|---|--------------|------------------|------------------|
| Nbhd   | NBHD 2    | N<br>O<br>T<br>E |    |      |   | LAND         | 814,300          | 768,300          |
| St Ind | AVERAGE   |                  |    |      |   | BUILDING     | 1,071,700        | 1,023,600        |
| Infl   | AVERAGE   |                  |    |      |   | DETACHED     | 2,800            | 2,800            |
|        |           |                  |    |      |   | OTHER        | 0                | 0                |
|        |           |                  |    |      |   | <b>TOTAL</b> | <b>1,888,800</b> | <b>1,794,700</b> |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DDK | V    | 1.50 | 10 0.90  | 2017 | 64    | 18.75     | 1,100 |
| PTD | G    | 1.20 | 10 0.90  | 2017 | 182   | 10.26     | 1,700 |



BLDG COMMENTS

GENERATOR



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| BUILDING | CD | ADJ  | DESC            | MEASURE | 4/12/2018 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 4/12/2018 | NF |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 5/24/2018 | TD |
| QUALITY  | G  | 1.30 | GOOD [100%]     |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |    |

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| YEAR BLT      | 2017  | SIZE ADJ   | 0.980 |
|---------------|-------|------------|-------|
| NET AREA      | 3,292 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)    | \$346 | OVERALL    | 1.080 |
| CAPACITY      |       | UNITS      | ADJ   |
| STORIES       | 2     | 1.00       |       |
| ROOMS         | 9     | 1.00       |       |
| BEDROOMS      | 4     | 1.00       |       |
| BATHROOMS     | 5     | 1.00       |       |
| FIXTURES      | 18    | \$32,854   |       |
| 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    | 14 | OTHER       | 1.00 |
| ROOF SHAPE   | 2  | HIP         | 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 | 725   |      | 85.72     | 62,150  |
| + | BAS | L | BASE AREA       | 1,704 | 2017 | 325.60    | 554,819 |
| + | USF | L | UPPER STORY FIN | 1,588 | 2017 | 221.99    | 352,514 |
| A | ATF | N | ATTIC FINISH    | 363   |      | 105.95    | 38,458  |
| B | CRL | N | BSMT CRAWL      | 51    |      | 41.79     | 2,131   |
| C | CRL | N | BSMT CRAWL      | 65    |      | 41.79     | 2,716   |
| + | OPA | N | OPEN PORCH      | 210   |      | 68.80     | 14,447  |
| E | CRL | N | BSMT CRAWL      | 455   |      | 41.78     | 19,010  |
| F | CRL | N | BSMT CRAWL      | 408   |      | 41.78     | 17,046  |
| F | ATF | N | ATTIC FINISH    | 204   |      | 105.95    | 21,613  |
| G | WDK | N | WOOD DECK       | 41    |      | 53.93     | 2,211   |
| H | PTA | N | PATIO           | 503   |      | 16.41     | 8,253   |
|   | GFP | O | GAS FIREPLACE   | 2     |      | 4,300.45  | 8,601   |
|   | ODS | O | OUTDOOR SHOWER  | 1     |      | 3,322.80  | 3,323   |

| TOTAL RCN      | 1,140,146   |          |
|----------------|-------------|----------|
| CONDITION ELEM |             | CD       |
| EXTERIOR       |             | A        |
| INTERIOR       |             | A        |
| KITCHEN        |             | A        |
| BATHS          |             | A        |
| HEAT/ELEC      |             | A        |
| EFF.YR/AGE     |             | 2017 / 6 |
| COND           | 6           | 6 %      |
| FUNC           | 0           |          |
| ECON           | 0           |          |
| DEPR           | 6           | % GD 94  |
| RCNLD          | \$1,071,700 |          |