

Key: 5225

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.445

LEGAL

LAND

DETACHED

BUILDING

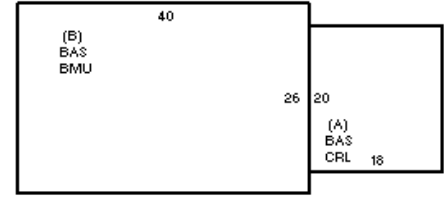
| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION           |              |
|---|--|------------|----|--------------------|--------------|
| EADIE KAREN<br>68 FLORENCE STREET<br>HUDSON, MA 01749 |  | 86-5-0     |    | 849 LONG POND ROAD |              |
| TRANSFER HISTORY                                      |  | DOS        | T  | SALE PRICE         | BK-PG (Cert) |
| EADIE KAREN   |  | 07/24/2023 | F  | 1 35904-40         |              |
| EADIE TODD F  |  | 01/14/2020 | O  | 320,000 32623-30   |              |
| BAKER ROBERT F & MILDRED                              |  | 06/17/1986 | XX | 5136-224           |              |

| 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 %   |
| 43     | 01/19/2021 | 7             | ALTERATIONS  | 6,402   | 01/28/2021 | TCK    | 100 100 |
| 109    | 02/11/2020 | 7             | ALTERATIONS  | 40,000  | 01/28/2021 | TCK    | 100 100 |
|        | 01/14/2020 | 15            | SALE REVIEW  | 320,000 | 01/06/2021 | JMG    | 100 100 |
|        |            | 12            | CYCLICAL NON |         | 03/26/2013 | SF     | 100 100 |
| 347    | 06/28/2005 | 7             | ALTERATIONS  | 600     |            |        | 100 100 |

| CD  | T | AC/SF/UN | Nbhd    | St Ind | Infl   | ADJ BASE | SAF  | Topo   | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 43,200   | 13 1.00 | A 1.00 | A 1.00 | 197,280  | 1.25 | A 1.00 | RM2 | 0.90 |            | 244,290   |

| TOTAL  | 43,200 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd   | NBHD 13   | NOTE   |          |         |         | LAND     | 244,300 | 230,500  |
| St Ind | AVERAGE   |        | LAND     | 301,600 | 284,800 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           |        |          |         |         | TOTAL    | 545,900 | 515,300  |

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



| BLDG COMMENTS         |
|-----------------------|
| INFO @ DOOR 1/28/2021 |

| BUILDING | CD | ADJ  | DESC            | MEASURE | 1/28/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 1/28/2021 | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 2/2/2021  | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 1963  | SIZE ADJ   | 1.000 | ELEMENT              | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 437,052 |
|------------|-------|------------|-------|----------------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 1,400 | DETAIL ADJ | 1.000 | FOUNDATION           | 5  | OTHER       | 1.00 | A | CRL | N | BSMT CRAWL      | 360   |      | 30.36     | 10,931  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$312 | OVERALL    | 1.000 | EXT COVER            | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 1,400 | 1963 | 246.50    | 345,100 | EXTERIOR       | V       |
|            |       |            |       | ROOF SHAPE           | 1  | GABLE       | 1.00 | B | BMU | N | BSMT UNFINISHED | 1,040 |      | 56.46     | 58,722  | INTERIOR       | A       |
|            |       |            |       | ROOF COVER           | 1  | ASPH/CMP SH | 1.00 |   | BMG | O | BSMT GARAGE     | 1     |      | 4,447.00  | 4,447   | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER          | 1  | HARDWOOD    | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,637.00  | 7,637   | BATHS          | A       |
|            |       |            |       | INT FINISH           | 2  | DRYWALL     | 1.00 |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,415.00  | 2,415   | HEAT/ELEC      | A       |
|            |       |            |       | HEATING/COOL         | 2  | HOT WATER   | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | FUEL SOURCE          | 2  | GAS         | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | EFF.YR/AGE 1971 / 52 |    |             |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | COND 31 31 %         |    |             |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | FUNC 0               |    |             |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | ECON 0               |    |             |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | DEPR 31 % GD 69      |    |             |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | RCNLD \$301,600      |    |             |      |   |     |   |                 |       |      |           |         |                |         |