

Key: 5272

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.491

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION            |  |  |  |
|---|--|--|--|------------|---|------------|--------------|---------------------|--|--|--|
| BREWSTER BAPTIST CHURCH INC<br>1848 MAIN STREET<br>BREWSTER, MA 02631 |  |  |  | 86-55-0    |   |            |              | 1076 MILLSTONE ROAD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| BREWSTER BAPTIST CHURCH I   |  |  |  | 05/20/2020 | K | 415,000    | 32921-77     |                     |  |  |  |
| WATSON RICHARD B TRUSTEE  |  |  |  | 09/29/2016 | F | 1          | 29970-144    |                     |  |  |  |
| WATSON VIRGINIA G   |  |  |  | 02/25/2016 | F | 1          | 29471-10     |                     |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION       |              |        | BN ID      | BN  | CARD   |     |
|--------|------------|-------------------|--------------|--------|------------|-----|--------|-----|
| 9610   | 100        | RECTORY/PARSONAGE |              |        |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY                | DESC         | AMOUNT | INSP       | BY  | 1st    | %   |
| 443    | 07/21/2020 | 7                 | ALTERATIONS  | 9,800  | 02/04/2021 | PJK | 100    | 100 |
| 342    | 06/05/2020 | 7                 | ALTERATIONS  | 75,000 | 02/04/2021 | PJK | 100    | 100 |
| 696    | 09/11/2015 | 7                 | ALTERATIONS  | 5,895  | 04/13/2016 | WFF | 100    | 100 |
|        |            | 12                | CYCLICAL NON |        | 06/07/2013 | SF  | 100    | 100 |

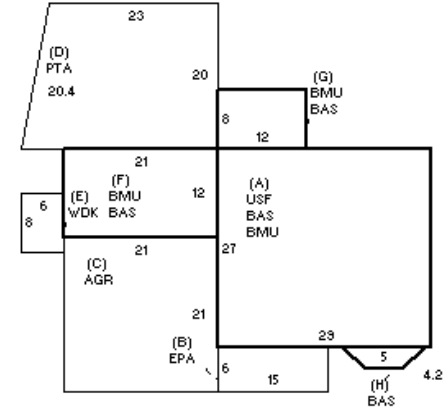
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 43,680   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 197,280 | 1.24 | A          | 1.00      | RM2 | 0.90 |  |  | 245,220 |

DETACHED

| TOTAL  | 1.003 Acres |  | ZONING | RM            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|--------|---------------|----------------|----------------|----------|---------|----------|
| Nbhd   | NBHD 13     |  | NOTE   |               |                |                | LAND     | 245,200 | 231,400  |
| St Ind | AVERAGE     |  |        | LAND BUILDING | 415,400        | 397,800        |          |         |          |
| Infl   | AVERAGE     |  |        | DETACHED      | 2,400          | 2,400          |          |         |          |
|        |             |  |        | OTHER         | 0              | 0              |          |         |          |
|        |             |  |        | <b>TOTAL</b>  | <b>663,000</b> | <b>631,600</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD | PHOTO | 02/23/2021 |
|-----|------|------|----------|---------|-------|-----------|-------|-------|------------|
| SHF | A    | 1.00 | 20 0.80  | 10 X 14 |       | 140       | 21.39 | 2,400 |            |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 6/7/2013  | SF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 6/11/2013 | SF  |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 6/18/2013 | SEJ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

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

G

| YEAR BLT   | 1964  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 585,028 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,938 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,131 |      | 59.29     | 67,053  |           |         |
| \$NLA(RCN) | \$302 | OVERALL    | 1.050 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | USF | L | UPPER STORY FIN | 783   | 1964 | 193.04    | 151,151 |           |         |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B   | EPA | N | ENCLOSED PORCH  | 90    |      | 97.21     | 8,749   |           |         |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C   | AGR | N | ATT GARAGE      | 441   |      | 42.54     | 18,760  |           |         |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | D   | PTA | N | PATIO           | 500   |      | 13.36     | 6,678   |           |         |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | E   | WDK | N | WOOD DECK       | 48    |      | 41.17     | 1,976   |           |         |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | +   | BAS | L | BASE AREA       | 1,155 | 1964 | 266.59    | 307,912 |           |         |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 | F21 | O   | O | FPL 2S 1OP      | 1     |      | 10,658.60 | 10,659  |           |         |
|            |       |            |       |              |    |             |      | ODS | O   | O | OUTDOOR SHOWER  | 1     |      | 2,535.80  | 2,536   |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       | A  |
| KITCHEN        | G  |
| BATHS          | G  |
| HEAT/ELEC      | A  |

| EFF.YR/AGE | 1975 / 48 |         |
|------------|-----------|---------|
| COND       | 29        | 29 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 29        | % GD 71 |
| RCNLD      | \$415,400 |         |