

Key: 5278

Town of BREWSTER - Fiscal Year 2025

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| CURRENT OWNER   |  |  |  | PARCEL ID                |         |                       |  | LOCATION           |  |  |  |
|---|--|--|--|--------------------------|---------|-----------------------|--|--------------------|--|--|--|
| REDDING JOHN &<br>REDDING ROBERT M TRUSTEES<br>3685 MAIN STREET<br>BREWSTER, MA 02631 |  |  |  | 97-38-0                  |         |                       |  | 87 BEACH PLUM LANE |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS                      | T       | SALE PRICE            |  | BK-PG (Cert)       |  |  |  |
| REDDING JOHN &<br>REDDING DOROTHY   |  |  |  | 05/31/2001<br>11/01/1972 | F<br>XX | 13889-046<br>1747-127 |  | 1<br>1747-127      |  |  |  |

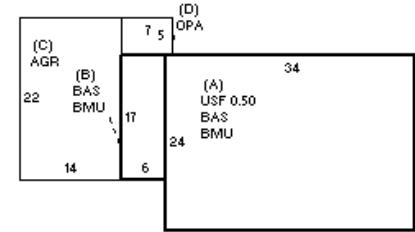
| CLASS  | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|--------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |        |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY  | 1st    | %   |
| 363    | 04/24/2019 | 7             | ALTERATIONS  | 8,000  | 07/11/2019 | TCK | 100    | 100 |
| 1021   | 12/03/2018 | 7             | ALTERATIONS  | 4,100  | 07/11/2019 | TCK | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 02/22/2013 | MR  | 100    | 100 |
| 603    | 10/25/2011 | 7             | ALTERATIONS  | 3,000  | 03/08/2012 | MR  | 100    | 100 |
| 731    | 12/03/2001 | 7             | ALTERATIONS  | 3,000  |            |     | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|---------|
| 100 | S | 15,220   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 219,200 | 2.78 | A          | 1.00      | R02 | 1.00 |  |  |  |  | 212,730 |

| TOTAL  | 15,220 SF | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 13   | NOTE   |          |         |         | LAND         | 212,700        | 200,700        |
| St Ind | AVERAGE   |        | BUILDING | 278,300 | 266,300 |              |                |                |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |              |                |                |
|        |           |        | OTHER    | 0       | 0       |              |                |                |
|        |           |        |          |         |         | <b>TOTAL</b> | <b>491,000</b> | <b>467,000</b> |

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

PHOTO 10/14/2020

| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/14/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 10/14/2020 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 10/20/2020 | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

BLDG COMMENTS

GENERATOR

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 918   |      | 57.23     | 52,537  |
| + | BAS | L | BASE AREA       | 918   | 1976 | 258.23    | 237,058 |
| A | USF | L | UPPER STORY FIN | 408   | 1976 | 180.15    | 73,502  |
| C | AGR | N | ATT GARAGE      | 308   |      | 40.97     | 12,619  |
| D | OPA | N | OPEN PORCH      | 35    |      | 48.50     | 1,698   |

| YEAR BLT   | 1976  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  |
|------------|-------|------------|-------|--------------|----|-------------|------|
| NET AREA   | 1,326 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 |
| \$NLA(RCN) | \$287 | OVERALL    | 0.970 | EXT COVER    | 1  | WD SHINGLE  | 1.00 |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |
|            |       |            |       | 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 |

| TOTAL RCN      | 381,196 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | G       |
| INTERIOR       | A       |
| KITCHEN        | A       |
| BATHS          | A       |
| HEAT/ELEC      | A       |

| EFF.YR/AGE | 1979 / 44  |
|------------|------------|
| COND       | 27 27 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 27 % GD 73 |

| RCNLD | \$278,300 |
|-------|-----------|
|-------|-----------|