

Key: 5302

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.520

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-----------------------------------------------------------|--|--|--|------------|----|------------|--|------------------|--|--|--|
| CHASE LINDSEY G 79 RUSSELLS PATH BREWSTER, MA 02631 | | | | 85-78-0 | | | | 79 RUSSELLS PATH | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| CHASE LINDSEY G | | | | 12/16/2016 | QS | 325,000 | | 30176-202 | | | |
| SULLIVAN VALERIE | | | | 03/31/2010 | QS | 322,500 | | 24457-173 | | | |
| SLEIN ANNE M | | | | 02/04/2000 | QS | 154,500 | | 12818-139 | | | |

| 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 | % |
| 447 | 10/23/1992 | 12 | CYCLICAL NON OUT BUILDING | 1,800 | 05/28/2013 | 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 | 25,140 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.85 | A | 1.00 | R03 | 1.00 | | | | 233,650 |

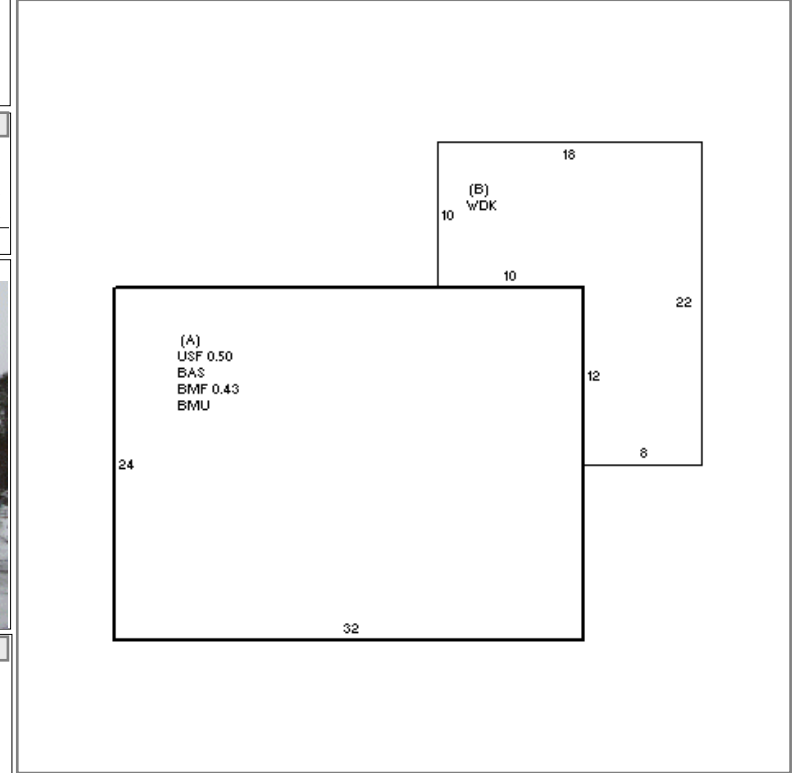
DETACHED

| TOTAL | 25,140 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 233,700 | 220,400 |
| St Ind | AVERAGE | | BUILDING | 287,300 | 275,000 | | | |
| Infl | AVERAGE | | DETACHED | 1,300 | 1,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 522,300 | 496,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 10X12 | | 120 | 21.39 | 1,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/9/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/9/2021 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 3/11/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



BUILDING

| YEAR BLT | 1984 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$333 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---------------|-------|---------|
| STORIES | 1.5 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | \$6,630 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0.43 | 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 | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 768 | | 63.55 | 48,806 |
| A | BMF | N | BSMT FINISH | 330 | | 41.14 | 13,576 |
| A | BAS | L | BASE AREA | 768 | 1984 | 296.69 | 227,856 |
| A | USF | L | UPPER STORY FIN | 384 | 1984 | 189.44 | 72,744 |
| B | WDK | N | WOOD DECK | 276 | | 39.98 | 11,035 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 |

| TOTAL RCN | 383,111 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1984 / 39 |
|------------|------------|
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |

| RCNLD | \$287,300 |
|-------|-----------|
|-------|-----------|