**Key: 5354**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,572

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WHITE RAYMOND D & CATHERINE L<br>96 COMMONS WAY<br>BREWSTER, MA 02631 | 97-88-0 | 96 COMMONS WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WHITE RAYMOND D & CATHERI | 10/16/1998 | QS | 109,000 | 11764-220 |
| DINEEN DOUGLAS W | 10/23/1995 | A | 100 | 9894-249 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

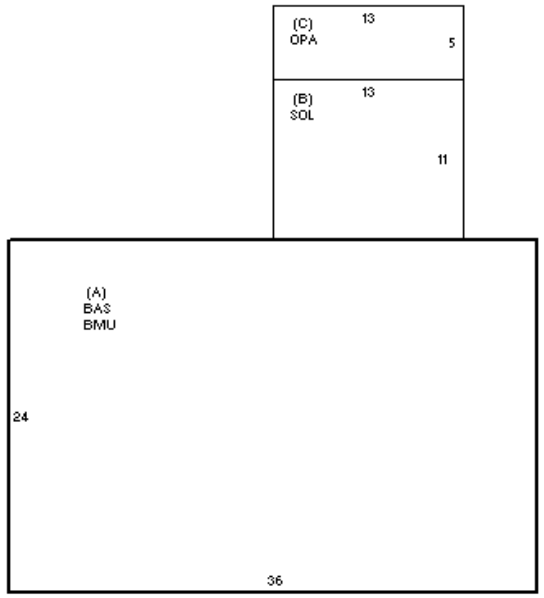
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 518 | 06/23/2017 | 7 | ALTERATIONS | 25,000 | 04/15/2022 | NF | 100 | 100 |
| 890 | 09/28/2016 | 7 | ALTERATIONS | 10,000 | 05/22/2018 | NF | 100 | 100 |
| 301 | 04/12/2016 | 7 | ALTERATIONS | 20,000 | 04/06/2017 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/17/2013 | 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 | 15,900 | 13 1.00 | 13L 1.00 | A 1.00 | 166,592 | 2.68 | 5 0.95 | R07 0.80 | | | 162,870 |

| TOTAL | 15,900 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | T=SLOPE | | |
| St Ind | COMMONS | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 162,900 | 153,700 |
| BUILDING | 234,700 | 224,500 |
| DETACHED | 3,700 | 3,600 |
| OTHER | 0 | 0 |
| TOTAL | **401,300** | **381,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| HTB | A 1.00 | 10 0.90 | | 2018 | 1 | 4,058.10 | 3,700 |

PHOTO 04/15/2022

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 10/19/2020 | TCK |
|---|---|---|
| LIST | 5/17/2013 | SF |
| REVIEW | 4/28/2022 | MR |

BLDG COMMENTS

INFO @ DOOR 10/19/20

| YEAR BLT | 1980 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 864 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $353 | OVERALL | 0.950 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $3,705 |
| 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 | 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 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 864 | | 56.05 | 48,427 |
| A | BAS | L | BASE AREA | 864 | 1980 | 262.28 | 226,606 |
| B | SOL | N | SOLARIUM | 143 | | 110.29 | 15,772 |
| C | OPA | N | OPEN PORCH | 65 | | 47.50 | 3,088 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,255.20 | 7,255 |

TOTAL RCN 304,853

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

EFF.YR/AGE 1987 / 36

| COND | 23 | 23 % | |
|---|---|---|---|
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 23 | % GD | 77 |

RCNLD $234,700