

Key: 5414

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.633

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|--|
| LINDERA ANDREW C TRUSTEE PO BOX 1087 NORTH TRURO, MA 02652 | | | | 86-20-0 | | | | 235 OLD CHATHAM ROAD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| LINDERA ANDREW C TRUSTEE | | | | 10/24/2023 | QS | 299,000 | 36051-56 | | | | | |
| TULUMELLO SANTO T & ERNES | | | | 09/23/2000 | G | | 14585-243 | | | | | |
| TULUMELLO SANTO T & ERNES | | | | 08/17/1977 | G | 34,500 | 2566-57 | | | | | |

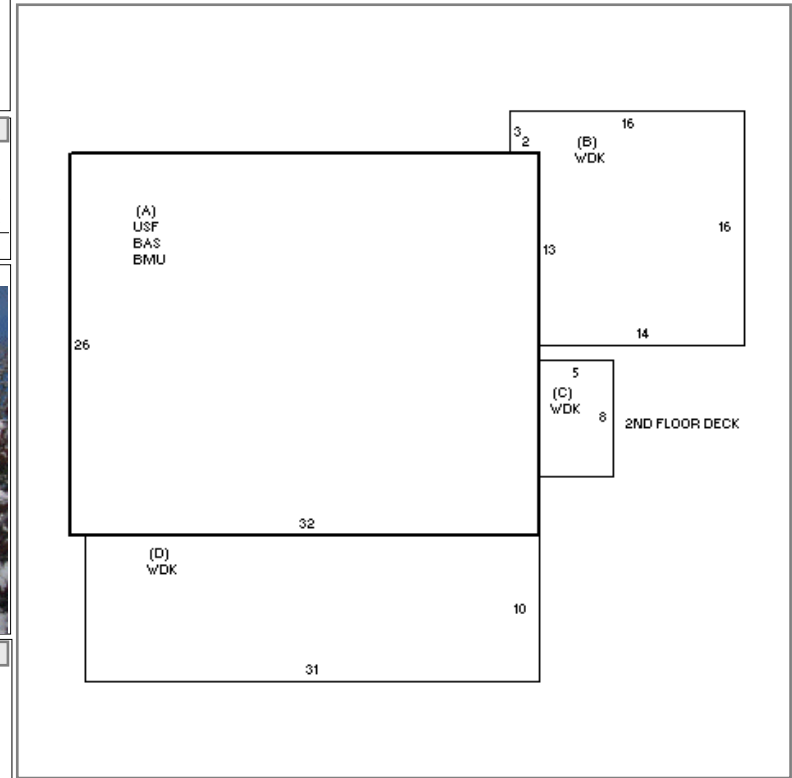
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | 10/24/2023 | 15 | SALE REVIEW | 299,000 | 06/17/2024 | JMG | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/30/2013 | 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 | 51,183 | 13 | 1.00 | A | 1.00 | A | 1.00 | | R03 | 1.00 | 288,000 |

DETACHED

| TOTAL | 1.175 Acres | ZONING | RL | FRNT | 0 | ASSESSED | LAND 288,000 BUILDING 24,700 DETACHED 0 OTHER 0 TOTAL 312,700 | CURRENT | 288,000 24,700 0 0 312,700 | PREVIOUS | 271,700 364,200 0 0 635,900 | |
|--------|-------------|--------|--|------|---|----------|---|------------|--|----------|---|--|
| Nbhd | NBHD 13 | NOTE | LOT 4 ON PLAN BOOK 563/96 ADDED TO THIS PARCEL FOR FY 2003 -- NEW PLAN BOOK 575/94 | | | | PHOTO | 02/10/2021 | | | | |
| St Ind | AVERAGE | | | | | | | | | | | |
| Infl | AVERAGE | | | | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/10/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/10/2021 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 6/17/2024 | JMG |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

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

G

| YEAR BLT | 1989 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 494,419 | |
|---------------|-------|------------|-------|--------------|------------|-------------|-------|------|-----|-----|-----------------|-----------------|------|-----------|---------|----------------|--------------|---|
| NET AREA | 1,664 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 832 | | 61.95 | 51,542 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$297 | OVERALL | 1.050 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 832 | 1989 | 289.88 | 241,184 | EXTERIOR | P | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 832 | 1989 | 191.07 | 158,971 | INTERIOR | P |
| STORIES | 2 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 580 | | 41.16 | 23,873 | KITCHEN | P | |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,658.60 | 10,659 | BATHS | P | |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | P | |
| BATHROOMS | 2 | 1.00 | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | | |
| FIXTURES | 6 | \$8,190 | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | |
| GARAGE SPACES | 0 | 1.00 | | | | | | | | | | | | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1933 / 90 | |
| | | | | | | | | | | | | | | | | COND | 40 40 % | |
| | | | | | | | | | | | | | | | | FUNC | 55 CONDITION | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 95 % GD 5 | |
| | | | | | | | | | | | | | | | | RCNLD | \$24,700 | |