**Key: 5545**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,760

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| JOHNGREN CARL A & MAUREEN A<br>668 LONG POND ROAD<br>BREWSTER, MA 02631 | 75-23-0 | 668 LONG POND ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| JOHNGREN CARL A & MAUREEN | 03/11/1983 | XX | 13,500 | 3689-305 |

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

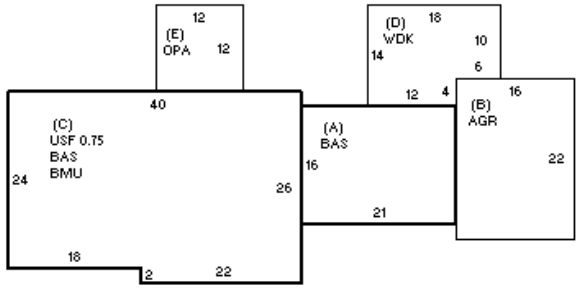
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 854 | 09/21/2021 | 7 | ALTERATIONS | 14,500 | 05/02/2022 | TCK | 100 | 100 |
| | | 12 | CYCLICAL NON | | 03/21/2013 | SF | 100 | 100 |
| 410 | 09/14/1993 | 5 | OTHER | 4,335 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 16,857 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 2.55 | A 1.00 | RM2 0.90 | | | 194,860 |

| TOTAL | 16,857 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 194,900 | 183,800 |
| BUILDING | 601,400 | 567,900 |
| DETACHED | 1,100 | 1,100 |
| OTHER | 0 | 0 |
| TOTAL | **797,400** | **752,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PTD | A 1.00 | 20 0.80 | 12X13 | | 156 | 8.55 | 1,100 |

PHOTO 05/02/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | G | 1.30 | GOOD [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 1/29/2021 | TCK |
|---|---|---|
| LIST | 1/29/2021 | EST |
| REVIEW | 5/20/2022 | MR |

| YEAR BLT | 1983 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,093 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $383 | OVERALL | 1.070 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $10,850 |
| 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 | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 11 | HTWT/CL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,340 | 1983 | 342.88 | 459,461 |
| B | AGR | N | ATT GARAGE | 352 | | 57.55 | 20,259 |
| C | BMU | N | BSMT UNFINISHED | 1,004 | | 78.54 | 78,854 |
| C | USF | L | UPPER STORY FIN | 753 | 1983 | 255.73 | 192,567 |
| D | WDK | N | WOOD DECK | 228 | | 54.53 | 12,433 |
| E | OPA | N | OPEN PORCH | 144 | | 69.55 | 10,015 |
| | F21 | O | FPL 2S 1OP | 1 | | 14,120.00 | 14,120 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 3,359.30 | 3,359 |

| TOTAL RCN | 801,919 |
|---|---|

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

| EFF.YR/AGE | 1983 / 40 | |
|---|---|---|
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | | $601,400 |