**Key: 557**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 575

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CAUDILL JILL L TRUSTEE<br>JILL L CAUDILL TRUST OF MAY 13 2020<br>166 HIGHLAND MOORS DRIVE<br>BREWSTER, MA 02631 | 78-77-557 | 61 LANDING LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CAUDILL JILL L TRUSTEE | 05/18/2020 | F | 1 | 32914-256 |
| CAUDILL JILL L | 10/20/2014 | QS | 355,000 | 28455-221 |
| GOLDBLATT SUSAN S | 01/22/2008 | A | 1 | 22615-168 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1020 | 100 | CONDOMINIUM | | 1 | 1 of 1 |

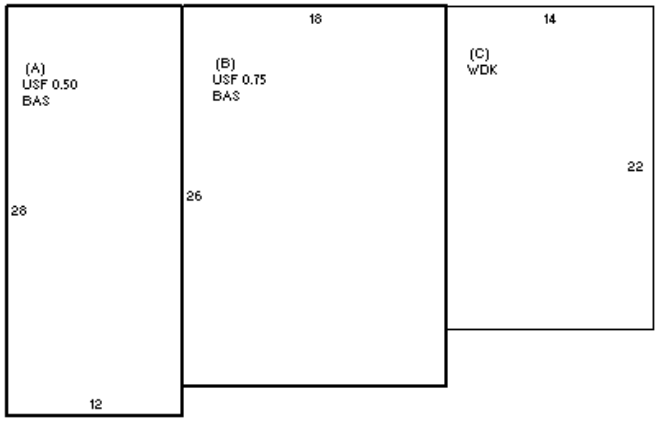
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 960 | 11/13/2015 | 7 | ALTERATIONS | 700 | 04/27/2016 | WFF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

| TOTAL | SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | | | |
| St Ind | | | | | |
| Infl | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 638,300 | 602,700 |
| DETACHED | 4,500 | 4,500 |
| OTHER | 0 | 0 |
| TOTAL | **642,800** | **607,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGR | A 1.00 | 20 0.80 | 1CD-EXCLSV U | 1973 | 1 | 5,638.30 | 4,500 |

PHOTO 04/27/2016

BLDG COMMENTS

SKETCH PER PLANS - ADDING HEAT PUMP AND A/C NOVEMBER 2014

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | CONDO RES |
| STYLE | 1 | 1.00 | TOWN HOUSE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | N/A [100%] |

| | | |
|---|---|---|
| MEASURE | 12/26/2008 | SAM |
| LIST | 12/26/2008 | EST |
| REVIEW | 12/28/2008 | SAM |

| | | | |
|---|---|---|---|
| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
| NET AREA | 1,323 | DETAIL ADJ | 2.200 |
| $NLA(RCN) | $568 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHS | 2 | 1.00 |
| HALF BATHS | 0 | 1.00 |
| FIREPLACES | 1 | $3,300 |
| % COMMON OWNER | 2.67 | 1.00 |
| FIXTURES | 6 | $7,800 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 5 | SEAPINES | 2.20 |
| STYLE | 40 | 05-LANDING | 1.00 |
| VIEW/LOC | 1 | NONE | 1.00 |
| HVAC | 5 | ELECTRIC BB | 1.00 |
| END/MIDDLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 804 | 1973 | 551.31 | 443,252 |
| + | USF | L | UPPER STORY | 519 | 1973 | 551.31 | 286,129 |
| C | WDK | N | WOOD DECK | 308 | | 33.90 | 10,441 |

TOTAL RCN 750,922

| CONDITION ELEM | CD |
|---|---|
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| EXTERIOR | |

EFF.YR/AGE 1975 / 48

| | | | |
|---|---|---|---|
| COND | 15 | 15 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 15 | % GD | 85 |

RCNLD $638,300