

Key: 5570

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.785

LEGALS AND

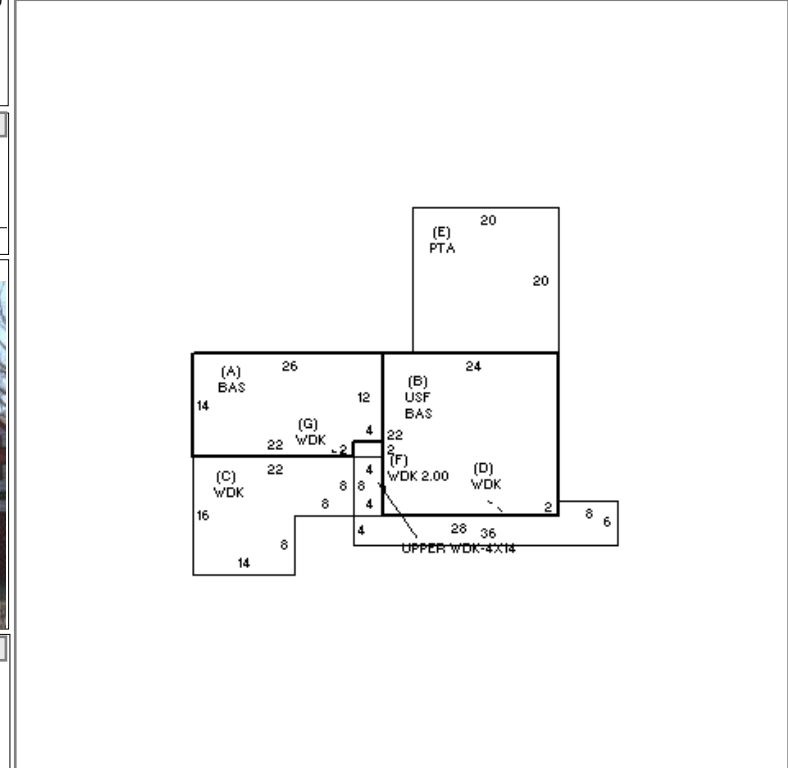
CURRENT OWNER		PARCEL ID		LOCATION	
KISSLING HOWARD M JR ETAL P O BOX 2051 DENNIS, MA 02638		64-40-0		470-474 GULLS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KISSLING HOWARD M JR ETAL		05/10/1971	XX		1509-752

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES		470	1	1 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
399	07/21/1999	5	OTHER	6,000			100	100
83	02/23/1999	7	ALTERATIONS	1,600			100	100
547	10/19/1998	5	OTHER	5,000	07/23/1999	JB	100	100
517	09/28/1998	7	ALTERATIONS	5,500	07/23/1999	JB	100	100
642	11/14/1997	1	NEW CONSTRUC	73,000	03/13/1998	BC	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	13	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00	1,061,720
300	A	9,043	13	1.00	A	1.00	A	1.00	12,600	1.00	70	0.30	113,940

TOTAL	10.420 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	SURVEY FOR F/Y 99 TOPO ON RESIDUAL=ROAD DIVIDES LOT				LAND	1,175,700	1,109,000
St Ind	AVERAGE					BUILDING	286,700	274,500
Infl	AVERAGE					DETACHED	35,700	35,300
						OTHER	525,400	501,600
						TOTAL	2,023,500	1,920,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 22X16		352	31.80	10,100
FBN	A	1.00	10 0.90 20X22		440	35.67	14,100
CBN	A	1.00	10 0.90 12X16		192	44.90	7,800
SHF	A	1.00	01 1.00 8X22		176	20.77	3,700



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/9/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	4/30/2007	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PROPANE

DETAILED BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403.785
NET AREA	1,412	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	356	1930	289.88	103,198	CONDITION ELEM	CD
\$NLA(RCN)	\$286	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	528	1992	289.88	153,059	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	528	1992	195.01	102,965	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	520		41.16	21,403	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO	400		14.19	5,676	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		10,658.60	10,659	HEAT/ELEC	A
				HEATING/COOL	12	OTHER	1.00										
				FUEL SOURCE	7	OTHER	1.00										
EFF.YR/AGE 1976 / 47																	
COND 29 29 %																	
FUNC 0																	
ECON 0																	
DEPR 29 % GD 71																	
RCNLD \$286,700																	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
KISSLING HOWARD M JR ETAL				64-40-0				470-474 GULLS WAY				
P O BOX 2051				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
DENNIS, MA 02638												

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES				474	2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

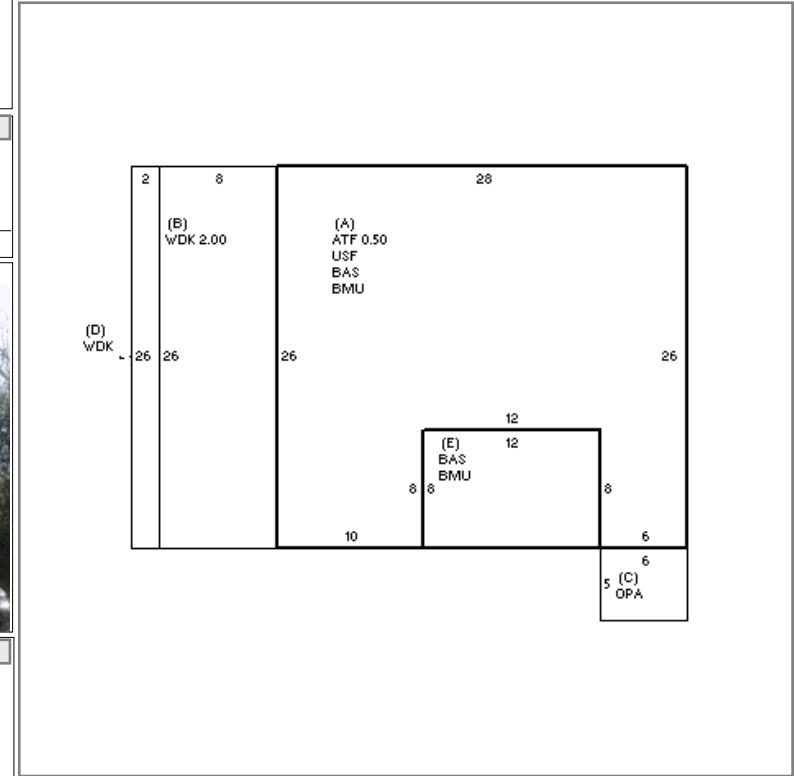
LAND

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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	493,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/9/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/30/2007	SEJ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
474 GULLS WAY - BRIAN KISSLING/ C/O 7/23/1999
OUTDOOR SHOWER

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,360	DETAIL ADJ	1.000
\$NLA(RCN)	\$403	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		4	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		6	\$9,828
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	728		78.50	57,150
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	728	1998	366.50	266,809
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	632	1998	231.65	146,402
ROOF COVER	1	ASPH/CMP SH	1.00	A	ATF	N	ATTIC FINISH	316		97.02	30,658
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	468		49.39	23,116
INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	30		63.00	1,890
HEATING/COOL	2	HOT WATER	1.00	F21	O	O	FPL 2S 1OP	1		12,790.30	12,790
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	548,643
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$493,800

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P O BOX 2051				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
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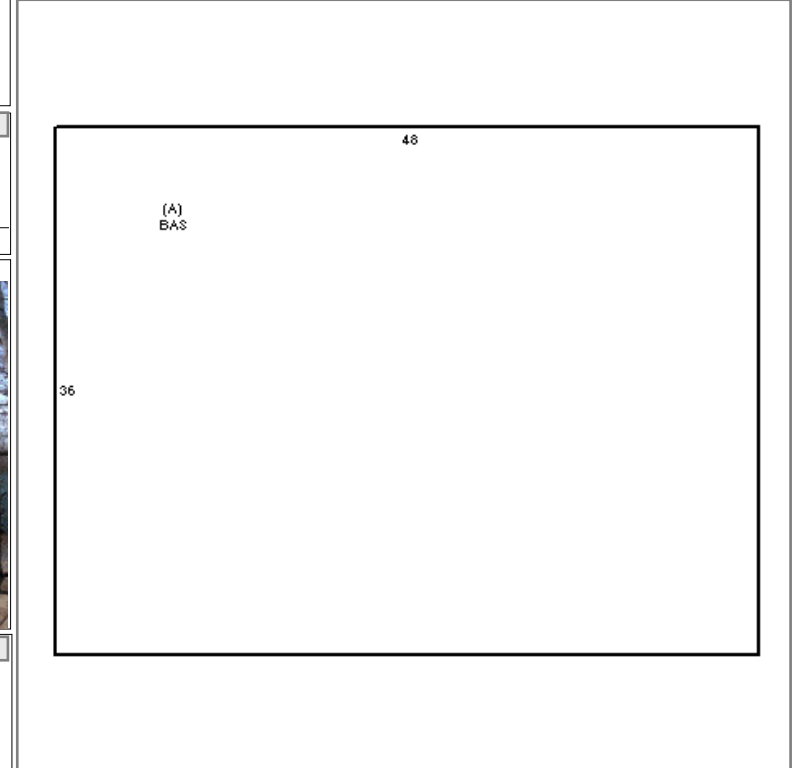
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	31,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2007	JH
MODEL	6		CIM-6	LIST	4/9/2007	JH
STYLE	52	1.09	SERVICE GARAGE [100%]	REVIEW	5/1/2007	SEJ
QUALITY	M	0.60	MINIMAL [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
DIRT FLOOR/NO POWER

YEAR BLT	0	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,728	DETAIL ADJ	0.803	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	1,728	0	36.57	63,192
\$NLA(RCN)	\$37	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES		1	1.00	ROOF COVER	10	METAL	1.00								
% HEATED		0	.92	FLOOR COVER	7	NONE	0.83								
% AIR COND		0	1.00	INT. FINISH	5	OTHER	1.00								
% SPRINKLERS		0	1.00	HEATING/COOL	13	NONE	1.00								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	63,192
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	0
ECON	50 MARKET
DEPR	50 % GD 50
RCNLD	\$31,600