

Key: 5612

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.832

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION             |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| RACE JEFFREY<br>20 CHESTER STREET<br>SOMERVILLE, MA 02144-3005 |  |  |  | 74-2-0     |    |            |              | 230 SHEEP POND DRIVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                      |  |  |  |
| RACE JEFFREY   |  |  |  | 03/18/2011 | N  |            | 1 25325-103  |                      |  |  |  |
| BISSELL CHARLOTTE  |  |  |  | 12/08/2010 | DC |            | 25067-148    |                      |  |  |  |
| BISSELL WILLIAM M & CHARL                                      |  |  |  | 02/02/1967 | XX |            | 1358-83      |                      |  |  |  |

| 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    | %   |
| 24-85  | 04/01/2024 | 77            | SOLAR PANELS | 16,600  |            |    |        | 0 0 |
| 748    | 09/17/2014 | 77            | SOLAR PANELS | 14,500  | 06/09/2015 | MW | 100    | 100 |
| 486    | 11/18/2009 | 1             | NEW CONSTRUC | 250,000 | 12/15/2010 | MR | 100    | 100 |

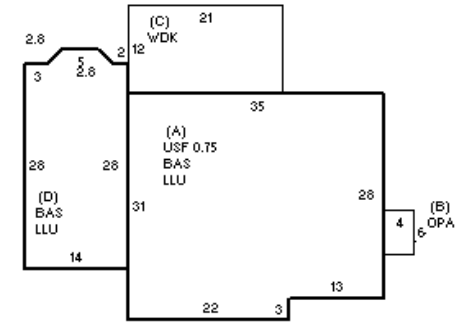
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |   |      |     |      |  |  |  |  |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|---|------|-----|------|--|--|--|--|--|--|---------|
| 100 | S | 23,400   | 15   | 1.00   | 15A  | 1.00     | A   | 1.00 |     |    | 712,400    | 1.95      | A | 1.00 | PF6 | 3.25 |  |  |  |  |  |  | 747,940 |

|        |                 |        |          |         |         |           |           |          |
|--------|-----------------|--------|----------|---------|---------|-----------|-----------|----------|
| TOTAL  | 23,400 SF       | ZONING | RM       | FRNT    | 0       | ASSESSED  | CURRENT   | PREVIOUS |
| Nbhd   | NBHD 15         | NOTE   |          |         |         | LAND      | 747,900   | 705,600  |
| St Ind | SHEEP POND EST. |        | BUILDING | 694,200 | 662,900 |           |           |          |
| Infl   | AVERAGE         |        | DETACHED | 0       | 0       |           |           |          |
|        |                 |        | OTHER    | 0       | 0       |           |           |          |
| TOTAL  |                 |        |          |         |         | 1,442,100 | 1,368,500 |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 4/21/2010 | JH  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 4/21/2010 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 1/18/2011 | JH  |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

BLDG COMMENTS  
23 SOLAR PANELS

LOADING

| YEAR BLT      | 2009  | SIZE ADJ   | 1.000    | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 788,920    |
|---------------|-------|------------|----------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA      | 2,237 | DETAIL ADJ | 1.000    | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | LLU | N | LOWER LEVEL UNF | 1,452 |      | 95.08     | 138,056 | CONDITION ELEM | CD         |
| \$NLA(RCN)    | \$353 | OVERALL    | 1.050    | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 1,452 | 2010 | 304.38    | 441,958 | EXTERIOR       | A          |
|               |       |            |          | ROOF SHAPE   | 1  | GABLE       | 1.00 | A | USF | L | UPPER STORY FIN | 785   | 2009 | 231.65    | 181,845 | INTERIOR       | A          |
|               |       |            |          | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B | OPA | N | OPEN PORCH      | 24    |      | 63.00     | 1,512   | KITCHEN        | A          |
|               |       |            |          | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | C | WDK | N | WOOD DECK       | 252   |      | 49.39     | 12,446  | BATHS          | A          |
|               |       |            |          | INT FINISH   | 2  | DRYWALL     | 1.00 |   |     |   |                 |       |      |           |         | HEAT/ELEC      | A          |
|               |       |            |          | HEATING/COOL | 9  | WARM/CL AIR | 1.03 |   |     |   |                 |       |      |           |         |                |            |
|               |       |            |          | FUEL SOURCE  | 2  | GAS         | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| CAPACITY      |       | UNITS      | ADJ      |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| STORIES       |       | 1.75       | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| ROOMS         |       | 7          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| BEDROOMS      |       | 3          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| BATHROOMS     |       | 2          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| FIXTURES      |       | 8          | \$13,104 |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| GARAGE SPACES |       | 0          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| % BSMT FIN    |       | 0          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| # 1/2 BATHS   |       | 1          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
| # OF UNITS    |       | 1          | 1.00     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2010 / 13  |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | COND           | 12 12 %    |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | DEPR           | 12 % GD 88 |
|               |       |            |          |              |    |             |      |   |     |   |                 |       |      |           |         | RCNLD          | \$694,200  |