

Key: 5630

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.850

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| CURRENT OWNER                                                                      |   | PARCEL ID  |      | LOCATION             |                 |          |      |      |      |     |            |           |
|------------------------------------------------------------------------------------|---|------------|------|----------------------|-----------------|----------|------|------|------|-----|------------|-----------|
| VAUTIN THOMAS E & SHIRLEY J TRUSTEES<br>262 SHEEP POND DRIVE<br>BREWSTER, MA 02631 |   | 73-40-0    |      | 262 SHEEP POND DRIVE |                 |          |      |      |      |     |            |           |
| TRANSFER HISTORY                                                                   |   | DOS        | T    | SALE PRICE           | BK-PG (Cert)    |          |      |      |      |     |            |           |
| VAUTIN THOMAS E & SHIRLEY                                                          |   | 12/16/2019 | F    | 1 32550-109          |                 |          |      |      |      |     |            |           |
| VAUTIN THOMAS E & SHIRLEY                                                          |   | 09/20/2006 | QS   | 580,000 21363-204    |                 |          |      |      |      |     |            |           |
| ROSSI MARIA ANNA                                                                   |   | 06/21/2005 | A    | 1 19957-237          |                 |          |      |      |      |     |            |           |
| CD                                                                                 | T | AC/SF/UN   | Nbhd | St Ind               | Infl            | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100                                                                                | S | 20,400     | 15   | 1.00                 | 15A 1.00 A 1.00 | 676,780  | 2.18 | 5    | 0.95 | PF6 | 3.25       | 690,660   |

| 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 %   |
| 22-769 | 10/17/2022 | 7             | ALTERATIONS  | 12,560 | 05/21/2024 | TCK    | 100 100 |
| 615    | 07/29/2022 | 77            | SOLAR PANELS | 9,075  | 03/01/2023 | TCK    | 100 100 |
|        |            | 14            | CYCLICAL GRO |        | 03/06/2021 | NF     | 100 100 |
| 735    | 09/04/2013 | 7             | ALTERATIONS  | 34,507 | 08/21/2014 | RJM    | 100 100 |
| 768    | 10/10/2012 | 2             | ADD          | 10,000 | 01/18/2013 | SF     | 100 100 |

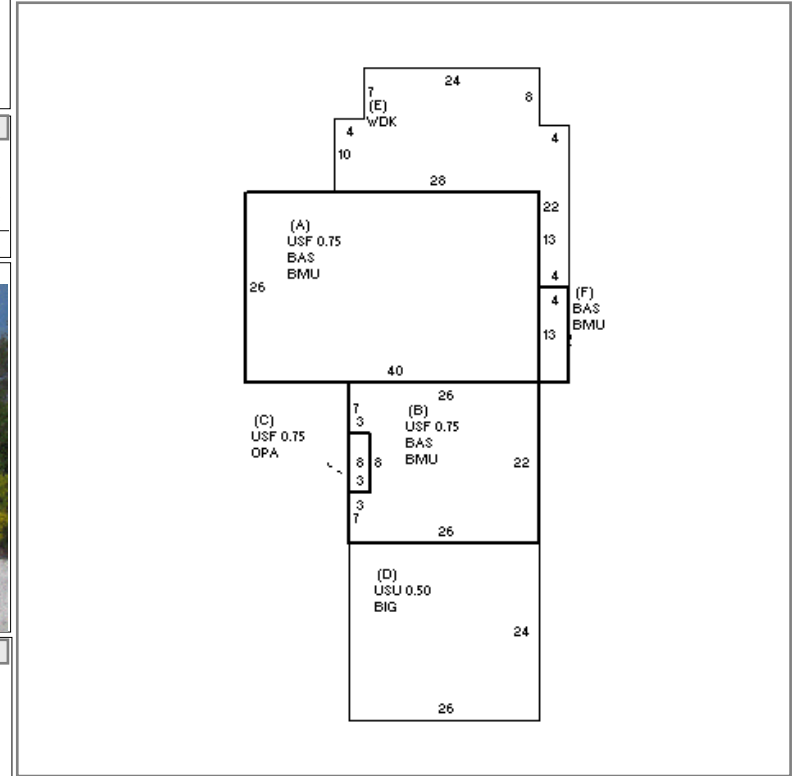
| TOTAL        | 20,400 SF       | ZONING           | RM            | FRNT    | 0       | ASSESSED         | CURRENT          | PREVIOUS |
|--------------|-----------------|------------------|---------------|---------|---------|------------------|------------------|----------|
| Nbhd         | NBHD 15         | N<br>O<br>T<br>E | T=ASSOC BEACH |         |         | LAND             | 690,700          | 651,600  |
| St Ind       | SHEEP POND EST. |                  | BUILDING      | 819,900 | 774,400 |                  |                  |          |
| Infl         | AVERAGE         |                  | DETACHED      | 800     | 800     |                  |                  |          |
|              |                 |                  | OTHER         | 0       | 0       |                  |                  |          |
| <b>TOTAL</b> |                 |                  |               |         |         | <b>1,511,400</b> | <b>1,426,800</b> |          |

| TY  | QUAL | COND    | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 30 | 0.70 6X8 |    | 48    | 22.94     | 800   |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 3/6/2021  | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 9/23/2008 | JH  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 6/5/2024  | EMZ |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| BLDG COMMENTS   |
|-----------------|
| 39 SOLAR PANELS |



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| YEAR BLT   | 2007  | SIZE ADJ   | 0.990 | ELEMENT      | CD | DESCRIPTION  | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 942,444 |            |            |  |
|------------|-------|------------|-------|--------------|----|--------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA   | 2,849 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL   | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,640 |      | 62.59     | 102,652 | CONDITION ELEM | CD      |            |            |  |
| \$NLA(RCN) | \$331 | OVERALL    | 1.030 | EXT COVER    | 1  | WD SHINGLE   | 1.00 | +   | BAS | L | BASE AREA       | 1,640 | 2007 | 289.56    | 474,882 | EXTERIOR       | A       |            |            |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE        | 1.00 | +   | USF | L | UPPER STORY FIN | 1,209 | 2007 | 206.60    | 249,779 | INTERIOR       | A       |            |            |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH  | 1.00 | C   | OPA | N | OPEN PORCH      | 24    |      | 61.18     | 1,468   | KITCHEN        | A       |            |            |  |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD     | 1.00 | D   | BIG | N | BUILT-IN GARAGE | 624   |      | 58.19     | 36,313  | BATHS          | A       |            |            |  |
|            |       |            |       | INT FINISH   | 2  | DRYWALL      | 1.00 | D   | USU | N | UPPER STORY UNF | 312   |      | 69.05     | 21,543  | HEAT/ELEC      | A       |            |            |  |
|            |       |            |       | HEATING/COOL | 16 | FHA+DCTLS AC | 1.01 | E   | WDK | N | WOOD DECK       | 536   |      | 47.97     | 25,710  |                |         |            |            |  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS          | 1.00 | F21 | O   | O | FPL 2S 1OP      | 1     |      | 12,421.20 | 12,421  |                |         |            |            |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2007 / 16  |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | COND       | 13 13 %    |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | ECON       | 0          |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | DEPR       | 13 % GD 87 |  |
|            |       |            |       |              |    |              |      |     |     |   |                 |       |      |           |         |                |         | RCNLD      | \$819,900  |  |