

Key: 5642

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.861

LEGAL

LAND

DETACHED

BUILDING

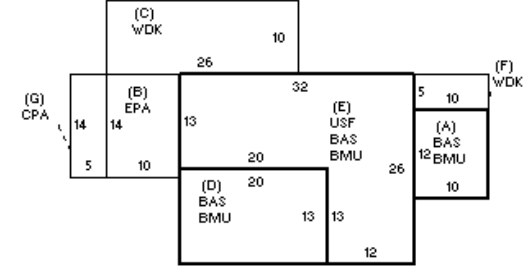
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-------------------------------|--|--|--|---------------------------|--|--|--|-------------------------------|--|--|--|
| DINDA JOHN J & LINDA J TRUSTE | | | | 85-34-0 | | | | 14 SHEEP POND DRIVE | | | |
| DINDA NOMINEE TRUST | | | | TRANSFER HISTORY | | | | DOS T SALE PRICE BK-PG (Cert) | | | |
| 14 SHEEP POND DRIVE | | | | DINDA JOHN J & LINDA J T | | | | 05/08/2007 F 1 22009-24 | | | |
| BREWSTER, MA 02631 | | | | DINDA JOHN J & LINDA J | | | | 09/08/1992 P 40,500 8193-296 | | | |
| | | | | MOERSH JAMES F & FOLEY NA | | | | 09/27/1991 A 100 7693-134 | | | |

| 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 | % |
| 364 | 09/27/2021 | 18 | OWNER REQUES | | 09/27/2021 | JMG | 100 | 100 |
| 151 | 06/02/2006 | 12 | CYCLICAL NON | | 03/26/2013 | SF | 100 | 100 |
| 15 | 03/11/2002 | 7 | ALTERATIONS | 3,000 | 08/06/2007 | JH | 100 | 100 |
| | 01/20/1993 | 2 | ADD | 12,000 | 05/19/2003 | TN | 100 | 100 |
| | | 5 | OTHER | | 01/01/1995 | RD | 100 | 100 |

| 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 | A 1.00 | A 1.00 | 230,160 | 2.18 | 30 0.70 | R04 | 1.50 | | 234,880 |

| TOTAL | 20,386 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|----------------------------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 15 | N O T E TOPO=CORNER LOT | | | | LAND | 234,900 | 221,600 |
| St Ind | AVERAGE | | BUILDING | 436,600 | 417,600 | | | |
| Infl | AVERAGE | | DETACHED | 2,400 | 2,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 673,900 | 641,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 20 0.80 10X14 | 2002 | 140 | 21.39 | 2,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/9/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/6/2007 | JH |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 9/27/2021 | JMG |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
INFO AT DOOR (2/9/2021)

| YEAR BLT | 1992 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 552,700 | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|-----|-----------------|----------------|------|------------|------------|----------------|---------|--|
| NET AREA | 1,524 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 952 | | 70.09 | 66,728 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$363 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 952 | 1992 | 316.27 | 301,088 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 140 | | 95.63 | 13,389 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 310 | | 46.57 | 14,437 | KITCHEN | A | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | USF | L | UPPER STORY FIN | 572 | 1992 | 220.64 | 126,206 | BATHS | A | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | G | CPA | N | CAR PORT | 70 | | 19.65 | 1,376 | HEAT/ELEC | A | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | BMG | O | BSMT GARAGE | 1 | | 5,283.00 | 5,283 | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 12,059.40 | 12,059 | | | |
| | | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,869.00 | 2,869 | | |
| | | | | | | | | | | | | | | EFF.YR/AGE | 1992 / 31 | | | |
| | | | | | | | | | | | | | | COND | 21 21 % | | | |
| | | | | | | | | | | | | | | FUNC | 0 | | | |
| | | | | | | | | | | | | | | ECON | 0 | | | |
| | | | | | | | | | | | | | | DEPR | 21 % GD 79 | | | |
| | | | | | | | | | | | | | | RCNLD | \$436,600 | | | |