

Key: 5850

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.074

LEGALS

| CURRENT OWNER                                                                                            |  | PARCEL ID  |    | LOCATION          |              |
|----------------------------------------------------------------------------------------------------------|--|------------|----|-------------------|--------------|
| BRADFORD PAUL MICHAEL TRUSTEE &<br>BRADFORD NANCY ELLEN TRUSTEE<br>500 DEPOT STREET<br>HARWICH, MA 02645 |  | 46-10-0    |    | 28 EPHS CARTWAY   |              |
| TRANSFER HISTORY                                                                                         |  | DOS        | T  | SALE PRICE        | BK-PG (Cert) |
| BRADFORD PAUL MICHAEL TRU                                                                                |  | 06/26/2014 | F  | 1 28226-320       |              |
| BRADFORD PAUL & NANCY                                                                                    |  | 10/12/2012 | QS | 263,000 26758-168 |              |
| RADCLIFFE LIZABETH &                                                                                     |  | 10/26/1999 | J  | 1 12624-229       |              |

| 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 %   |
| 69     | 01/30/2013 | 7             | ALTERATIONS  | 2,000  | 08/09/2014 | RJM    | 100 100 |
| 342    | 12/02/1991 | 2             | ADD          | 800    |            |        | 100 100 |
| 21     | 02/02/1990 | 3             | OUT BUILDING |        | 03/13/1991 |        | 100 100 |

LAND

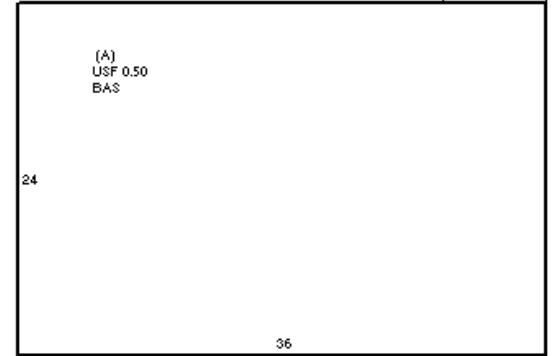
| CD  | T | AC/SF/UN | Nbhd    | St Ind | Infl   | ADJ BASE | SAF  | Topo    | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|---------|-----|------|------------|-----------|
| 100 | S | 60,000   | 12 1.00 | A 1.00 | A 1.00 | 197,280  | 1.00 | 10 0.90 | R03 | 1.00 |            | 273,010   |
| 300 | A | 0.023    | 12 1.00 | A 1.00 | A 1.00 | 10,800   | 1.00 | 10 0.90 | R03 | 1.00 |            | 250       |
| 350 | A | 0.750    | 12 1.00 | A 1.00 | A 1.00 | 2,100    | 1.00 | A 1.00  | TWP | 1.00 |            | 1,580     |

| TOTAL  | 2.150 Acres | ZONING                                                         | RR | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-------------|----------------------------------------------------------------|----|------|---|--------------|----------------|----------------|
| Nbhd   | NBHD 12     | N WET LANDS ADDED FOR F/Y 2003 PER NEW<br>O MAPPING TOPO=SHAPE |    |      |   | LAND         | 274,800        | 259,300        |
| St Ind | AVERAGE     |                                                                |    |      |   | BUILDING     | 175,700        | 168,500        |
| Infl   | AVERAGE     |                                                                |    |      |   | DETACHED     | 900            | 900            |
|        |             |                                                                |    |      |   | OTHER        | 0              | 0              |
|        |             |                                                                |    |      |   | <b>TOTAL</b> | <b>451,400</b> | <b>428,700</b> |

(B) 7  
ASH  
8

DETACHED

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|--------------|----------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 50 0.50 | 8X10     |    | 80    | 22.01     | 900   | 09/13/2017 |



| BUILDING | CD | ADJ  | DESC             | MEASURE | 9/13/2017 | NF |
|----------|----|------|------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL      | LIST    | 9/13/2017 | NF |
| STYLE    | 4  | 1.02 | CAPE [100%]      | REVIEW  | 11/8/2017 | TD |
| QUALITY  | A- | 0.90 | MINUS AVE [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%]  |         |           |    |

BUILDING

| YEAR BLT   | 1980  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 278,870 |            |            |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,296 | DETAIL ADJ | 1.000 | FOUNDATION   | 2  | SLAB        | 0.95 | A | BAS | L | BASE AREA       | 864   | 1980 | 228.59    | 197,505 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$215 | OVERALL    | 0.920 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A | USF | L | UPPER STORY FIN | 432   | 1980 | 153.78    | 66,433  | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | ASH | N | ATT SHED        | 56    |      | 23.17     | 1,298   | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,405.00  | 8,405   | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 1,999.60  | 2,000   | BATHS          | A       |            |            |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   |     |   |                 |       |      |           |         | HEAT/ELEC      | A       |            |            |
|            |       |            |       | HEATING/COOL | 5  | ELECTRIC BB | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | FUEL SOURCE  | 3  | ELECTRIC    | 0.95 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1980 / 43  |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | COND       | 27 27 %    |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 10 Design  |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 37 % GD 63 |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$175,700  |