

Key: 6015

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.244

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LAND

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|----------------|--------------|
| OVERCASH BRENT & GERKEN VICTORIA TRUSTEES 65 CRANES LANE BREWSTER, MA 02631 | | 34-14-0 | | 65 CRANES LANE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| OVERCASH BRENT & GERKEN V | | 09/10/2020 | O | 815,000 | 33247-95 |
| JONES JEFFREY & MARIA | | 09/09/2014 | P | 180,000 | 28371-282 |
| MCCARTHY KATHERINE | | 04/29/2013 | DC | | 23229-107 |

| 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 % |
| 23-224 | 03/14/2023 | 7 | ALTERATIONS | 2,709 | 06/05/2024 | TCK | 100 100 |
| 812 | 11/10/2020 | 7 | ALTERATIONS | 60,000 | 05/11/2022 | TCK | 100 100 |
| | 09/10/2020 | 15 | SALE REVIEW | 815,000 | 03/09/2021 | JMG | 100 100 |
| 883 | 10/28/2014 | 1 | NEW CONSTRUC | 75,000 | 05/10/2016 | WFF | 100 100 |
| 884 | 10/28/2014 | 1 | NEW CONSTRUC | 300,000 | 05/10/2016 | WFF | 100 100 |

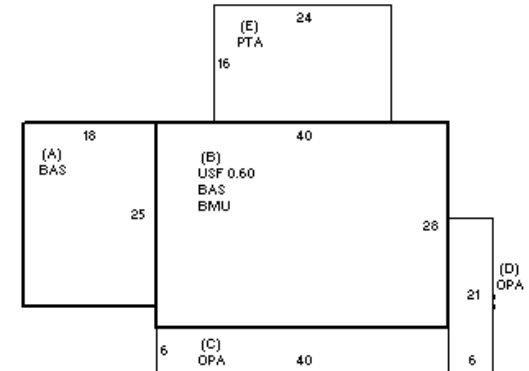
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 53,052 | 12 | 1.00 | 12F 1.00 A 1.00 | 197,280 | 1.09 | 10 | 0.90 | R03 | 1.00 | 262,730 |

| TOTAL | 1.218 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|------------------|------------------|---------|---------|--------------|------------------|------------------|
| Nbhd | NBHD 12 | N O T E | TOPO=POWER LINES | | | LAND | 262,700 | 247,900 |
| St Ind | LELAND/CRANE | | LAND | 753,700 | 719,600 | | | |
| Infl | AVERAGE | | DETACHED | 83,700 | 82,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,100,100 | 1,050,300 |

DET
ACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|-------|-----------|--------|
| GFU | G | 1.20 | 10 0.90 24X34 (BMG) | 2014 | 816 | 53.88 | 39,600 |
| STU | G | 1.20 | 10 0.90 24X34 (MIDL) | 2014 | 816 | 60.00 | 44,100 |



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| BUILDING | CD | ADJ | DESC | MEASURE | 10/17/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/17/2017 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/14/2024 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 2014 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 819,211 |
|------------|-------|------------|-------|---------------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,242 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BAS | L | BASE AREA | 450 | 2020 | 323.46 | 145,559 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$365 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | BMU | N | BSMT UNFINISHED | 1,120 | | 75.60 | 84,677 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 1,120 | 2014 | 323.46 | 362,277 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | USF | L | UPPER STORY FIN | 672 | 2014 | 246.17 | 165,428 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | OPA | N | OPEN PORCH | 366 | | 66.95 | 24,504 | BATHS | A |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | PTA | N | PATIO | 384 | | 18.10 | 6,949 | HEAT/ELEC | A |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | GFP | O | O | GAS FIREPLACE | 1 | | 4,185.70 | 4,186 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | MST | O | O | MAS/METAL STACK | 1 | | 6,731.20 | 6,731 | | |
| | | | | | | | | ODS | O | O | OUTDOOR SHOWER | 1 | | 3,233.70 | 3,234 | | |
| | | | | EFF.YR/AGE 2015 / 8 | | | | | | | | | | | | | |
| | | | | COND 8 8 % | | | | | | | | | | | | | |
| | | | | FUNC 0 | | | | | | | | | | | | | |
| | | | | ECON 0 | | | | | | | | | | | | | |
| | | | | DEPR 8 % GD 92 | | | | | | | | | | | | | |
| | | | | RCNLD \$753,700 | | | | | | | | | | | | | |