

Key: 6096

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.329

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID                          |  |  |  | LOCATION            |    |            |              |  |
|---|--|--|--|------------------------------------|--|--|--|---------------------|----|------------|--------------|--|
| BROUMAS OLGA C &<br>HART N CHRISTINE<br>162 MILL POND DRIVE<br>BREWSTER, MA 02631 |  |  |  | 34-35-0                            |  |  |  | 162 MILL POND DRIVE |    |            |              |  |
|   |  |  |  | TRANSFER HISTORY                   |  |  |  | DOS                 | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | BROUMAS OLGA C &<br>BROUMAS OLGA C |  |  |  | 07/14/2008          | A  | 100        | 23040-286    |  |
|   |  |  |  |                                    |  |  |  | 04/27/1992          | QS | 154,000    | 7990-204     |  |

| 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    | %   |
| 120    | 02/14/2020 | 7             | ALTERATIONS  | 2,861  | 07/08/2020 | MR | 100    | 100 |
| 35     | 01/10/2019 | 7             | ALTERATIONS  | 12,950 | 07/08/2020 | MR | 100    | 100 |
| 215    | 07/24/1991 | 3             | OUT BUILDING | 1,800  | 03/01/1992 |    | 100    | 100 |

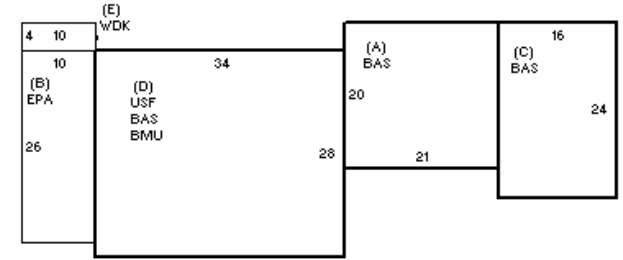
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl     | ADJ BASE | SAF     | Topo | Lpi    | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|----------|----------|---------|------|--------|----------|------------|-----------|
| 100 | S | 20,200   | 12   | 1.00   | 12N 1.00 | A 1.00   | 230,160 | 2.20 | A 1.00 | R04 1.05 |            | 234,390   |

| TOTAL  | 20,200 SF | ZONING | RR       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd   | NBHD 12   | NOTE   |          |         |         | LAND     | 234,400 | 221,100  |
| St Ind | MILL POND |        | BUILDING | 564,800 | 533,300 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 2,800   | 2,800   |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           |        | TOTAL    | 802,000 | 757,200 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 40 0.60 15X8  |    | 120   | 21.39     | 1,500 |
| SHF | A    | 1.00 | 50 0.50 10X12 |    | 120   | 21.39     | 1,300 |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/11/2017 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 1/25/2008  | JH |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 7/20/2020  | MR |
| QUALITY  | +  | 1.10 | PLUS AVE [100%] |         |            |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |    |

BLDG COMMENTS

G

| YEAR BLT   | 1968  | SIZE ADJ   | 0.990 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 784,414 |            |            |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,708 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | +   | BAS | L | BASE AREA       | 1,372 | 1968 | 270.59    | 371,244 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$290 | OVERALL    | 1.050 | EXT COVER    | 2  | CLAPBOARD   | 1.00 | B   | EPA | N | ENCLOSED PORCH  | 260   |      | 82.84     | 21,539  | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | C   | BAS | L | BASE AREA       | 384   | 2006 | 270.59    | 103,905 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | D   | BMU | N | BSMT UNFINISHED | 952   |      | 67.46     | 64,225  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | D   | USF | L | UPPER STORY FIN | 952   | 1968 | 208.08    | 198,088 | BATHS          | G       |            |            |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | E   | WDK | N | WOOD DECK       | 40    |      | 44.82     | 1,793   | HEAT/ELEC      | A       |            |            |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | F21 | O   |   | FPL 2S 10P      | 1     |      | 11,607.20 | 11,607  |                |         |            |            |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |     |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1977 / 46  |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | COND       | 28 28 %    |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | DEPR       | 28 % GD 72 |
|            |       |            |       |              |    |             |      |     |     |   |                 |       |      |           |         |                |         | RCNLD      | \$564,800  |