

Key: 6150

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.384

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|--------------------------|----------|----------------------|-----------------------|
| KORNACK DONALD F & KATHRYNE J 198 CANOE POND DRIVE BREWSTER, MA 02631 | | 23-55-0 | | 198 CANOE POND DRIVE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| KORNACK DONALD F & KATHRY LINDSAY THOMAS L & BETTY | | 05/28/2002 05/20/1988 | QS XX | 415,000 | 15201-153 6269-038 |

| 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 | % |
| 145 | 04/16/1993 | 2 | ADD | 12,000 | 03/01/1994 | | 100 | 100 |

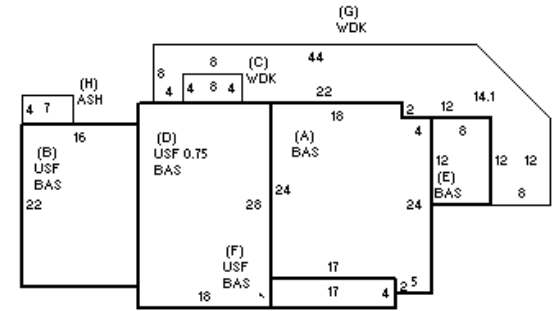
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 16,780 | 12 | 1.00 | 12E | 1.00 | A | 1.00 | 316,744 | 2.56 | 15 | 0.85 | PF3 | 1.70 | | 312,600 |

| TOTAL | 16,780 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|------------|----------------------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE T=HOUSE SITS BELOW GRADE | LAND | 312,600 | 294,900 | | | |
| St Ind | CANOE POND | | BUILDING | 486,400 | 465,000 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 799,000 | 759,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/18/2017 | REF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/18/2017 | REF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/11/2017 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1988 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 600,526 | | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 2,348 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BASE AREA | 530 | 1988 | 257.75 | 136,610 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$256 | OVERALL | 0.970 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,020 | 1988 | 257.75 | 262,910 | EXTERIOR | A | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 798 | 1988 | 196.17 | 156,541 | INTERIOR | V | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 518 | | 41.83 | 21,667 | KITCHEN | A | | | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | H | ASH | N | ATT SHED | 28 | | 31.10 | 871 | BATHS | A | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,831.10 | 10,831 | HEAT/ELEC | A | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 28 | | |
| | | | | | | | | | | | | | | | | | | COND | 19 19 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 19 | % GD | 81 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$486,400 | | |