

Key: 6704

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.930

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION         |              |
|---|--|------------|----|------------------|--------------|
| HALTER ANTHONY P & BRENDA W TRUSTEES<br>HALTER FAMILY TRUST OF 2002<br>105 MISTY LANE<br>BREWSTER, MA 02631 |  | 44-8-0     |    | 105 MISTY LANE   |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE       | BK-PG (Cert) |
| HALTER ANTHONY P & BRENDA   |  | 09/08/2023 | F  | 100 (233874)     |              |
| HALTER ANTHONY P & BRENDA   |  | 03/20/2017 | QS | 650,000 (212477) |              |
| HERWIG THEODOR T & CHERYL   |  | 08/02/2002 | A  | 1 (166134)       |              |

| 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 | %   |
| 844    | 09/27/2019 | 7             | ALTERATIONS  | 3,200   | 07/08/2020 | MR     | 100 | 100 |
| 45     | 01/18/2018 | 7             | ALTERATIONS  | 500     | 06/07/2018 | NF     | 100 | 100 |
| 673    | 09/05/2017 | 3             | OUT BUILDING | 7,400   | 06/07/2018 | NF     | 100 | 100 |
|        | 03/20/2017 | 15            | SALE REVIEW  | 650,000 | 06/14/2018 | JMG    | 100 | 100 |
| 562    | 08/21/2006 | 7             | ALTERATIONS  | 12,000  | 07/23/2007 | JH     | 100 | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 54,014   | 12   | 1.00   | 12B  | 1.00     | A   | 1.00 |     |    |            | 308,630   |

| TOTAL  | 1.240 Acres   | ZONING           | RR              | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS       |
|--------|---------------|------------------|-----------------|---------|---------|--------------|------------------|----------------|
| Nbhd   | NBHD 12       | N<br>O<br>T<br>E | LOC=TUCKER POND |         |         | LAND         | 308,600          | 291,200        |
| St Ind | DEERFIELD SUB |                  | LAND            | 726,700 | 686,400 |              |                  |                |
| Infl   | AVERAGE       |                  | DETACHED        | 2,600   | 2,600   |              |                  |                |
|        |               |                  | OTHER           | 0       | 0       |              |                  |                |
|        |               |                  |                 |         |         | <b>TOTAL</b> | <b>1,037,900</b> | <b>980,200</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | G    | 1.20 | 10 0.90 8X14 | 2017 | 112   | 25.67     | 2,600 |



| PHOTO         | 07/08/2020 |
|---------------|------------|
| BLDG COMMENTS |            |

| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/3/2017 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 7/26/2007 | JH |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 7/20/2020 | MR |
| QUALITY  | +  | 1.10 | PLUS AVE [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |    |

| YEAR BLT      | 1991  | SIZE ADJ   | 0.990        | ELEMENT    | CD          | DESCRIPTION | ADJ   | S    | BAT | T               | DESCRIPTION     | UNITS      | YB        | ADJ PRICE | RCN     |
|---------------|-------|------------|--------------|------------|-------------|-------------|-------|------|-----|-----------------|-----------------|------------|-----------|-----------|---------|
| NET AREA      | 2,918 | DETAIL ADJ | 1.000        | FOUNDATION | 4           | FLR & WALL  | 1.00  | +    | BMU | N               | BSMT UNFINISHED | 1,358      |           | 63.32     | 85,985  |
| \$NLA(RCN)    | \$315 | OVERALL    | 1.070        | EXT COVER  | 1           | WD SHINGLE  | 1.00  | +    | BAS | L               | BASE AREA       | 1,838      | 1991      | 270.00    | 496,252 |
| CAPACITY      |       |            | UNITS        | ADJ        | ROOF SHAPE  | 1           | GABLE | 1.00 | B   | OPA             | N               | OPEN PORCH |           | 58.26     | 3,263   |
| STORIES       | 1.75  | 1.00       | ROOF COVER   | 1          | ASPH/CMP SH | 1.00        | C     | BIG  | N   | BUILT-IN GARAGE | 756             |            | 55.42     | 41,895    |         |
| ROOMS         | 8     | 1.00       | FLOOR COVER  | 1          | HARDWOOD    | 1.00        | +     | USF  | L   | UPPER STORY FIN | 1,080           | 1991       | 205.48    | 221,920   |         |
| BEDROOMS      | 4     | 1.00       | INT FINISH   | 2          | DRYWALL     | 1.00        | D     | CRL  | N   | BSMT CRAWL      | 480             |            | 35.38     | 16,983    |         |
| BATHROOMS     | 2     | 1.00       | HEATING/COOL | 11         | HTWT/CL AIR | 1.05        | H     | PTA  | N   | PATIO           | 96              |            | 21.30     | 2,045     |         |
| FIXTURES      | 12    | \$18,361   | FUEL SOURCE  | 1          | OIL         | 1.00        | I     | PTA  | N   | PATIO           | 453             |            | 14.82     | 6,714     |         |
| GARAGE SPACES | 2     | 1.00       |              |            |             |             |       | F21  | O   | FPL 2S 1OP      | 2               |            | 11,828.25 | 23,657    |         |
| % BSMT FIN    | 0     | 1.00       |              |            |             |             |       | GEN  | O   | GENERATOR       | 1               |            | 0.00      |           |         |
| # 1/2 BATHS   | 1     | 1.00       |              |            |             |             |       | ODS  | O   | OUTDOOR SHOWER  | 1               |            | 2,814.00  | 2,814     |         |
| # OF UNITS    | 1     | 1.00       |              |            |             |             |       |      |     |                 |                 |            |           |           |         |

| TOTAL RCN      | 919,888    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1991 / 32  |
| COND           | 21 21 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 21 % GD 79 |
| RCNLD          | \$726,700  |

