

Key: 6821

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.048

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |                  |  | LOCATION              |  |  |  |
|---|--|--|--|------------|----|------------------|--|-----------------------|--|--|--|
| SALMONSON ROBERT W & DENISE F<br>14 COACHMAN LANE<br>AUBURN, MA 01501 |  |  |  | 53-8-0     |    |                  |  | 607 GREAT FIELDS ROAD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert)          |  |  |  |
| SALMONSON ROBERT W & DENI   |  |  |  | 12/16/2005 | QS | 310,000 (178819) |  |                       |  |  |  |
| PLAUT SWEDE & TRACY   |  |  |  | 06/26/2002 | QS | 245,000 (165725) |  |                       |  |  |  |
| THOMAS M ALIDA TRUSTEE  |  |  |  | 07/20/1993 | F  | 100 (130796)     |  |                       |  |  |  |

| 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    | %   |
| 508    | 06/25/2014 | 2             | ADD  | 79,000 | 06/12/2015 | MW | 100    | 100 |
| 307    | 06/09/1995 | 2             | ADD  | 13,700 | 06/07/1996 | JB | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,057   | 14   | 1.00   | A    | 1.00     | A   | 1.00 | 197,280 | 2.81 | A          | 1.00      | RM3 | 0.90 |  |  | 191,320 |

| TOTAL  | 15,057 SF | ZONING | RR           | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd   | NBHD 14   | NOTE   | LAND         | 191,300        | 180,500        |          |         |          |
| St Ind | AVERAGE   |        | BUILDING     | 426,700        | 403,000        |          |         |          |
| Infl   | AVERAGE   |        | DETACHED     | 0              | 0              |          |         |          |
|        |           |        | OTHER        | 0              | 0              |          |         |          |
|        |           |        | <b>TOTAL</b> | <b>618,000</b> | <b>583,500</b> |          |         |          |

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



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

| BUILDING | CD | ADJ  | DESC            | MEASURE | 9/7/2017   | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 10/10/2017 | NF |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 11/20/2017 | TD |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |    |

| YEAR BLT      | 1984  | SIZE ADJ   | 1.000   |
|---------------|-------|------------|---------|
| NET AREA      | 1,820 | DETAIL ADJ | 1.000   |
| \$NLA(RCN)    | \$286 | OVERALL    | 1.020   |
| CAPACITY      |       | UNITS      | ADJ     |
| STORIES       |       | 1.75       | 1.00    |
| ROOMS         |       | 7          | 1.00    |
| BEDROOMS      |       | 3          | 1.00    |
| BATHROOMS     |       | 2          | 1.00    |
| FIXTURES      |       | 7          | \$9,282 |
| GARAGE SPACES |       | 0          | 1.00    |
| % BSMT FIN    |       | 0          | 1.00    |
| # 1/2 BATHS   |       | 0          | 1.00    |
| # OF UNITS    |       | 1          | 1.00    |

| ELEMENT      | CD | DESCRIPTION | ADJ  |
|--------------|----|-------------|------|
| FOUNDATION   | 4  | FLR & WALL  | 1.00 |
| EXT COVER    | 1  | WD SHINGLE  | 1.00 |
| ROOF SHAPE   | 1  | GABLE       | 1.00 |
| ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |
| FLOOR COVER  | 1  | HARDWOOD    | 1.00 |
| INT FINISH   | 2  | DRYWALL     | 1.00 |
| HEATING/COOL | 2  | HOT WATER   | 1.00 |
| FUEL SOURCE  | 1  | OIL         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,040 |      | 57.59     | 59,896  |
| A | BAS | L | BASE AREA       | 1,040 | 1984 | 266.52    | 277,177 |
| A | USF | L | UPPER STORY FIN | 780   | 2014 | 187.52    | 146,269 |
| B | EPA | N | ENCLOSED PORCH  | 192   |      | 78.00     | 14,977  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 10,354.00 | 10,354  |
|   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,463.30  | 2,463   |

| TOTAL RCN      | 520,418    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1997 / 26  |
| COND           | 18 18 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 18 % GD 82 |
| RCNLD          | \$426,700  |

