

Key: 6933

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.159

LEGAL

LAND

DETACHED

BUILDING

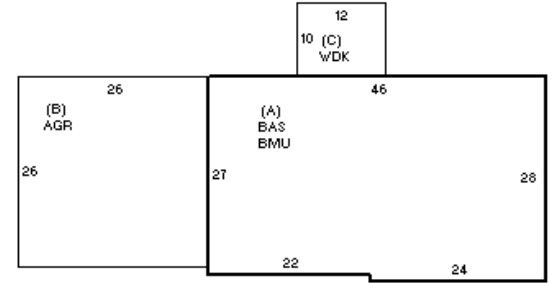
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| FOGERTY JANE L TRUSTEE HIGH GROUND REALTY TRUST P O BOX 624 C/O G BARRY PRADA BREWSTER, MA 02631 | | | | 44-17-0 | | | | 49 WALKER ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FOGERTY JANE L TRUSTEE | | | | 09/27/1996 | F | 100 | 10408-198 | | | | |

| 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 | % |
| 538 | 09/13/2004 | 7 | ALTERATIONS | 2,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 60,000 | 14 | 1.00 | A | 1.00 | A | 1.00 | 252,080 | 1.00 | A | 1.00 | R03 | 1.15 | | 348,850 |
| 300 | A | 4,043 | 14 | 1.00 | A | 1.00 | A | 1.00 | 13,800 | 1.00 | A | 1.00 | R03 | 1.15 | | 55,790 |

| TOTAL | 5.420 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 14 | NOTE | LAND | 404,600 | 414,800 | | | |
| St Ind | AVERAGE | | BUILDING | 315,300 | 297,800 | | | |
| Infl | AVERAGE | | DETACHED | 300 | 300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 720,200 | 712,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| PH1 | A | 1.00 | 50 0.50 8X8 | | 64 | 10.40 | 300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/17/2017 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/17/2017 | NF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/1/2017 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1985 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 1,266 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$337 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 6 | \$7,800 | |
| GARAGE SPACES | 2 | 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 | 5 | VINYL | 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 | 1,266 | | 54.34 | 68,793 |
| A | BAS | L | BASE AREA | 1,266 | 1985 | 246.50 | 312,069 |
| B | AGR | N | ATT GARAGE | 676 | | 37.07 | 25,057 |
| C | WDK | N | WOOD DECK | 120 | | 39.20 | 4,704 |
| | F11 | O | FPL 1S 10P | 1 | | 7,637.00 | 7,637 |

| TOTAL RCN | 426.060 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1981 / 42 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$315,300 |