

Key: 698

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 718

LEGAL

| | | | | | | | | | | | | | | |
|--|--|--|--|--|----------------------------|--|--|--|--|-----------------|---|------------|--------------|--|
| CURRENT OWNER | | | | | PARCEL ID | | | | | LOCATION | | | | |
| JONES GREGORY B & LUTTRELL MARY S TRUSTEES | | | | | 79-47-0 | | | | | 185 FOSTER ROAD | | | | |
| 185 FOSTER ROAD BREWSTER, MA 02631 | | | | | TRANSFER HISTORY | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | JONES GREGORY B & LUTTRELL | | | | | 05/22/2020 | F | 1 | 32927-315 | |
| | | | | | JONES GREGORY B & LUTTRELL | | | | | 10/31/2019 | F | 1 | 32432-44 | |
| | | | | | JONES GREGORY B TRUSTEE | | | | | 05/02/2017 | F | 1 | 30459-311 | |

| 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 | % |
| 903 | 12/15/2020 | 7 | ALTERATIONS | 125,000 | 04/25/2022 | TCK | 100 | 100 |
| 13 | 01/08/2020 | 7 | ALTERATIONS | 1,500 | 07/09/2020 | NF | 100 | 100 |
| 988 | 11/07/2019 | 7 | ALTERATIONS | 1,600 | 07/09/2020 | NF | 100 | 100 |
| 342 | 04/23/2013 | 3 | OUT BUILDING | 5,200 | 08/06/2014 | RJM | 100 | 100 |
| 234 | 04/10/2012 | 2 | ADD | 1,500 | 02/01/2013 | MR | 100 | 100 |

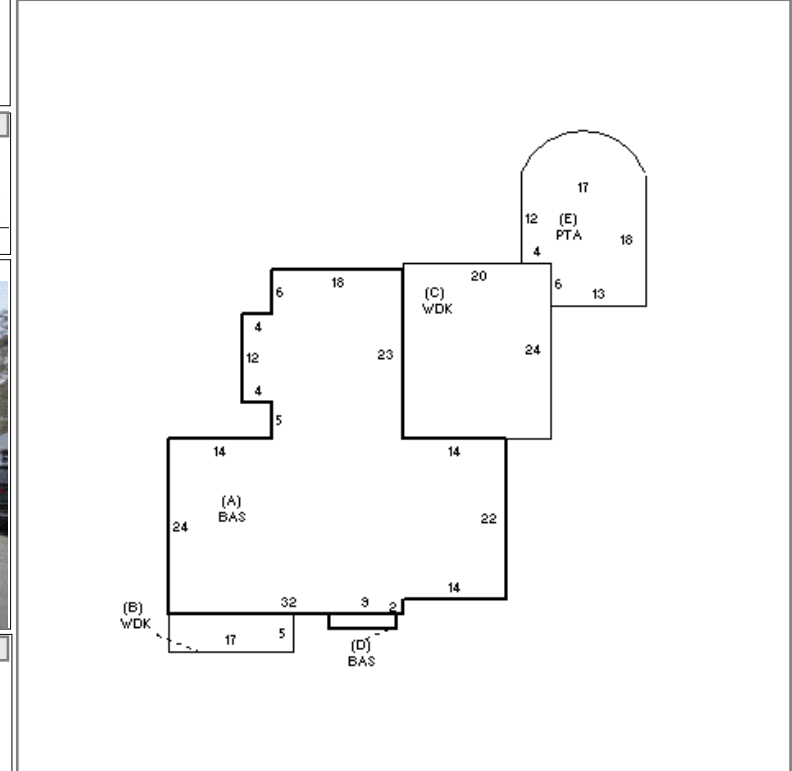
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 13,397 | 5 | 1.00 | A | 767,200 | 3.10 | A | 1.00 | R12 | 3.50 | 731,550 |

| | | | | | | | | |
|--------|-----------|--------|----------|---------|---------|----------|-----------|----------|
| TOTAL | 13,397 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 5 | NOTE | | | | LAND | 731,600 | 552,100 |
| St Ind | AVERAGE | | LAND | 340,800 | 321,800 | | | |
| Infl | AVERAGE | | DETACHED | 8,500 | 8,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,080,900 | 882,300 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| DGF | A | 1.00 | 30 0.70 12X20 | | 240 | 36.79 | 6,200 |
| SHF | A | 1.00 | 10 0.90 10X12 | 2013 | 120 | 21.39 | 2,300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/6/2020 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/6/2020 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 5/3/2022 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 1,556 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$270 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 6 | \$7,800 | |
| 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 | 1 | PIER | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,556 | 1955 | 241.57 | 375,883 |
| + | WDK | N | WOOD DECK | 565 | | 39.20 | 22,148 |
| E | PTA | N | PATIO | 356 | | 13.51 | 4,811 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 420,694 | |
| CONDITION ELEM | CD | |
| EXTERIOR | V | |
| INTERIOR | V | |
| KITCHEN | V | |
| BATHS | V | |
| HEAT/ELEC | V | |
| EFF. YR/AGE | 1995 / 28 | |
| COND | 19 | 19 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | \$340,800 | |