

Key: 7209

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.438

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION             |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| MENDOZA GWENDOLYN J<br>294 SHEEP POND DRIVE<br>BREWSTER, MA 02631 |  |  |  | 73-33-0    |    |            |              | 294 SHEEP POND DRIVE |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                      |  |  |  |
| MENDOZA GWENDOLYN J   |  |  |  | 01/11/2021 | J  | 1          | 33665-49     |                      |  |  |  |
| BERGQUIST RICHARD L & EIL   |  |  |  | 09/18/2015 | QS | 350,000    | 29148-56     |                      |  |  |  |
| KOZA STELLA   |  |  |  | 11/15/1977 | XX |            | 2616-146     |                      |  |  |  |

| 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    | %   |
| 008    | 01/03/2017 | 5             | OTHER        | 3,600  | 05/15/2018 | NF  | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON |        | 11/11/2011 | MR  | 100    | 100 |
| 727    | 10/31/2007 | 7             | ALTERATIONS  | 4,500  | 07/25/2008 | DHT | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 03/01/2004 | JB  | 100    | 100 |

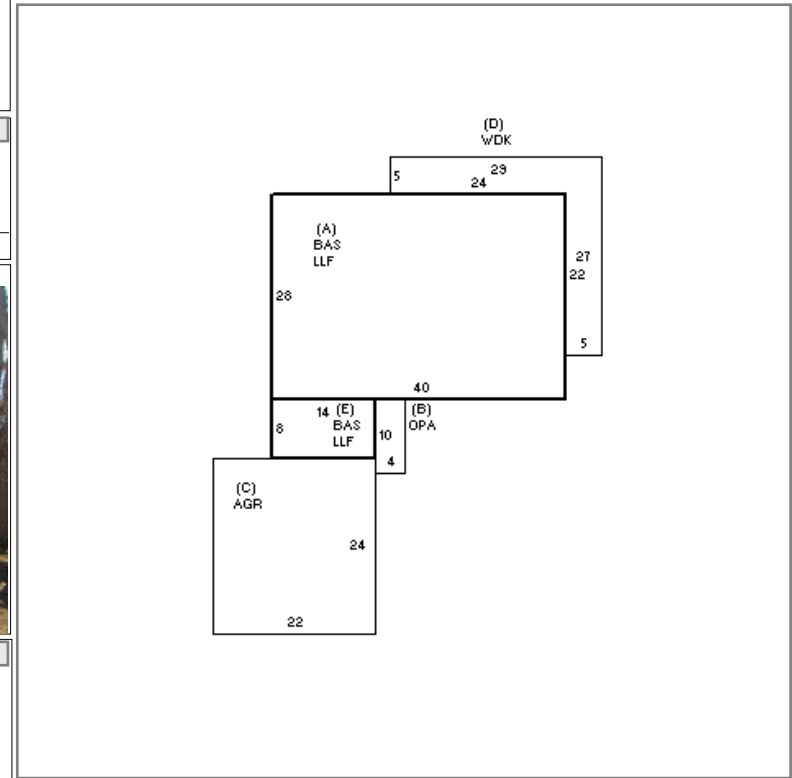
| CD  | T | AC/SF/UN | Nbhd    | St Ind | Infl   | ADJ BASE | SAF  | Topo   | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 13,100   | 15 1.00 | A 1.00 | A 1.00 | 328,800  | 3.16 | A 1.00 | R04 | 1.50 |            | 312,460   |

| TOTAL  | 13,100 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd   | NBHD 15   | NOTE   |          |         |         | LAND     | 312,500 | 294,800  |
| St Ind | AVERAGE   |        | BUILDING | 324,600 | 310,900 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           |        |          |         |         | TOTAL    | 637,100 | 605,700  |

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



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



| BUILDING | CD | ADJ  | DESC            | MEASURE | 3/9/2021  | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 3/9/2021  | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 11/9/2021 | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 1974  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,464 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | LLF | L | LOWER LEVEL FIN | 1,232 | 1974 | 109.65    | 135,085 |
| \$NLA(RCN) | \$188 | OVERALL    | 0.930 | EXT COVER    | 10 | VERT BOARD  | 0.98 | + | BAS | L | BASE AREA       | 1,232 | 1974 | 229.24    | 282,430 |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | OPA | N | OPEN PORCH      | 40    |      | 46.50     | 1,860   |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE      | 528   |      | 36.07     | 19,047  |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET  | 1.00 | D | WDK | N | WOOD DECK       | 255   |      | 36.46     | 9,296   |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | F12 | O | FPL 1S 2OP      | 1     |      | 8,809.90  | 8,810   |
|            |       |            |       | HEATING/COOL | 5  | ELECTRIC BB | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE  | 3  | ELECTRIC    | 0.95 |   |     |   |                 |       |      |           |         |

| TOTAL RCN         | 463,783    |
|-------------------|------------|
| CONDITION ELEM CD |            |
| EXTERIOR          | A          |
| INTERIOR          | A          |
| KITCHEN           | A          |
| BATHS             | A          |
| HEAT/ELEC         | A          |
| EFF.YR/AGE        | 1974 / 49  |
| COND              | 30 30 %    |
| FUNC              | 0          |
| ECON              | 0          |
| DEPR              | 30 % GD 70 |
| RCNLD             | \$324,600  |