

Key: 7405

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.637

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MESERVEY DANIEL J & KRISTINA M 1296 LONG POND ROAD BREWSTER, MA 02631		84-46-0		1296-1298 LONG POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MESERVEY DANIEL J & KRIST		10/20/2004	A	19152-316	1
MESERVEY DANIEL J		05/07/1997	A	20,000	10738-085

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1296	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
441	05/25/2022	7	ALTERATIONS	12,000	03/30/2023	TCK	100	100
788	11/05/2020	3	OUT BUILDING	250,000	05/02/2022	TCK	100	100
648	07/18/2016	7	ALTERATIONS	54,528	04/06/2017	NF	100	100
		12	CYCLICAL NON		02/18/2013	SF	100	100
458	07/03/2007	10	INGROUND POO	25,000	09/23/2008	JH	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	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	RM2	0.90		273,010
300	A	0.553	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		5,970

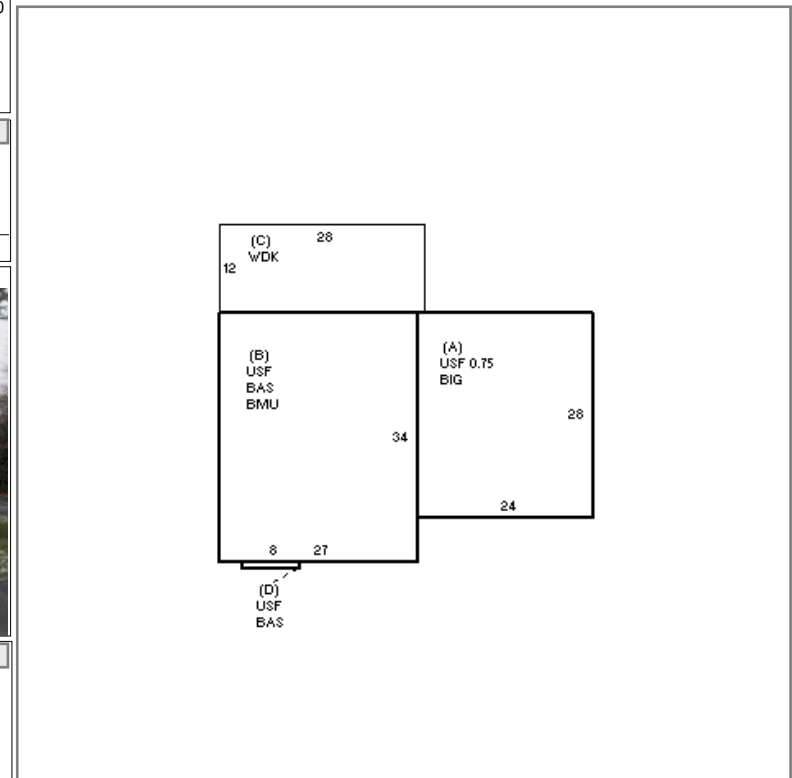
TOTAL	1.930 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE Garage Apartment Accessory Dwelling #1298 per FD	LAND	279,000	263,200			
St Ind	AVERAGE		BUILDING	645,000	609,200			
Infl	AVERAGE		DETACHED	42,100	41,800			
			OTHER	386,900	369,100			
			TOTAL	1,353,000	1,283,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2002	96	22.01	2,100
IPV	G	1.20	01 1.00 18X36	2007	648	38.96	25,200
DDK	G	1.20	01 1.00 14X26 & 12X3	2007	772	15.00	11,600
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	2/18/2013	SF
MODEL	1		RESIDENTIAL	LIST	2/18/2013	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/11/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,356	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	672		61.64	41,419
\$NLA(RCN)	\$326	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,430	1997	209.09	299,000
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	918		76.46	70,194
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	336		50.80	17,070
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	926	1997	345.02	319,490
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	GFP	O	GAS FIREPLACE	1			4,051.30	4,051
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	ODS	O	OUTDOOR SHOWER	1			3,129.80	3,130
FIXTURES	8	\$13,478		FUEL SOURCE	2	GAS	1.00								
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													



TOTAL RCN	767,832	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$645,000	

