

Key: 7441

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.673

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| BARRIERE LISA A 130 AUNT SOPHIES ROAD BREWSTER, MA 02631 | | | | 96-11-0 | | | | 130 AUNT SOPHIES ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BARRIERE LISA A | | | | 12/30/2015 | QS | 395,000 | 29369-105 | | | | |
| JOHANSEN DAVID S & | | | | 12/21/2009 | QS | 360,560 | 24250-251 | | | | |
| BROWN JEFFREY W | | | | 10/26/2006 | A | 100 | 21468-079 | | | | |

| 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 | % |
| 134 | 03/10/2015 | 7 | ALTERATIONS | 7,200 | 04/21/2016 | WFF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/22/2013 | SF | 100 | 100 |
| 419 | 07/09/2003 | 3 | OUT BUILDING | 1,500 | | | 100 | 100 |
| 428 | 07/15/2002 | 8 | YARD ITEMS | 850 | | | 100 | 100 |
| 671 | 11/25/1997 | 5 | OTHER | 7,000 | 06/15/1998 | BC | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 17,775 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 2.44 | A | 1.00 | R03 | 1.00 | | | 218,120 |

| TOTAL | 17,775 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 218,100 | 205,800 |
| St Ind | AVERAGE | | BUILDING | 345,300 | 330,000 | | | |
| Infl | AVERAGE | | DETACHED | 3,200 | 3,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 566,600 | 538,900 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 15 0.85 10X18 | 2003 | 180 | 20.77 | 3,200 |

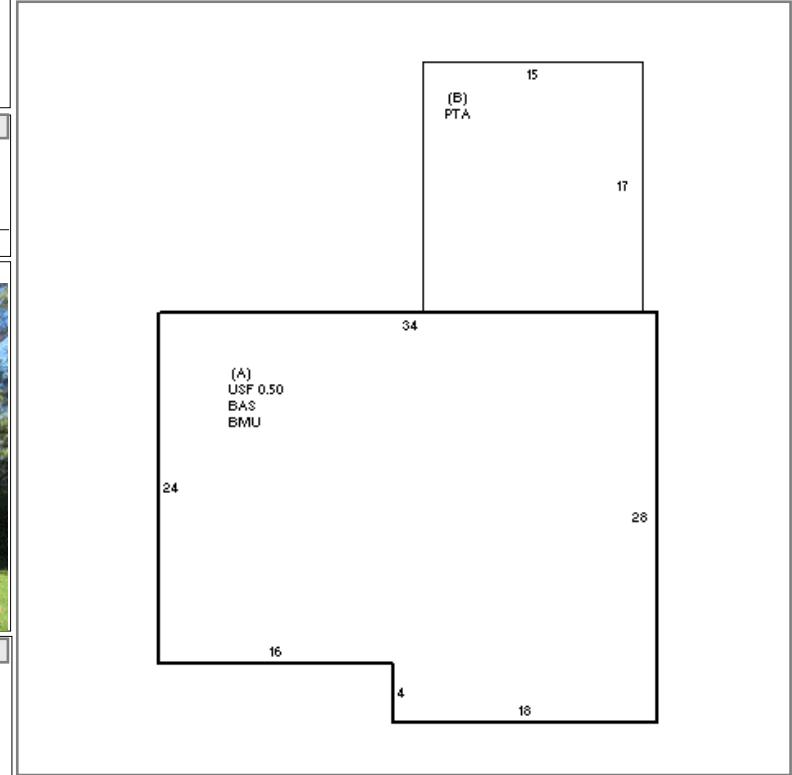


PHOTO 10/09/2020

BLDG COMMENTS
INFO @ DOOR 10/9/20

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/9/2020 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/22/2013 | SF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 1/12/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1998 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,332 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$309 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---------------|-------|---------|
| STORIES | 1.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | \$8,034 |
| 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 | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 888 | | 60.77 | 53,964 |
| A | BAS | L | BASE AREA | 888 | 1998 | 284.36 | 252,514 |
| A | USF | L | UPPER STORY FIN | 444 | 1998 | 191.29 | 84,935 |
| B | PTA | N | PATIO | 255 | | 14.74 | 3,759 |
| F11 | O | | FPL 1S 10P | 1 | | 7,866.10 | 7,866 |

| TOTAL RCN | 411,071 |
|----------------|---------|
| 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 | \$345,300 |
|-------|-----------|
|-------|-----------|