Key: 7505

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,732

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON DOROTHY A JOHNSON ERIK A 1398 LONG POND ROAD BREWSTER, MA 02631	84-42-0	1398 LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON DOROTHY A	02/23/1992	A	1	7930-169

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	%
		14	CYCLICAL GRO		03/02/2021	TCK	100	100
88	01/30/2018	7	ALTERATIONS	800	07/19/2019	TCK	100	100
		12	CYCLICAL NON		03/18/2013	SF	100	100
418	07/09/2002	2	ADD	40,000	05/25/2004	JB	100	100
323	11/04/1991	2	ADD	12,900	04/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,956	13 1.00	A 1.00	A 1.00	197,280	1.23	A 1.00	RM2 0.90			245,660

TOTAL 1.009 Acres ZONING RM FRNT 0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

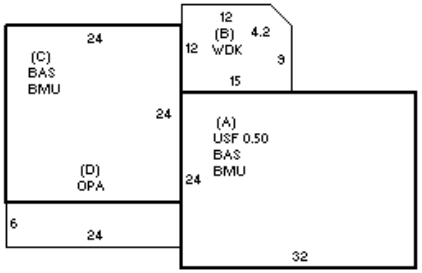
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	245,700	231,800
BUILDING	388,000	366,200
DETACHED	33,700	33,400
OTHER	0	0
TOTAL	**667,400**	**631,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A 1.00	20 0.80	24X32	2002	768	44.90	27,600
SHF	A 1.00	20 0.80	4X8		32	22.94	600
SHF	A 1.00	20 0.80	8X16		128	21.39	2,200
CPD	A 1.00	20 0.80	12X32		384	10.85	3,300

PHOTO 03/02/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	3/2/2021	EST
REVIEW	3/23/2021	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$299	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,017
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,344		55.97	75,223
+	BAS	L	BASE AREA	1,344	1983	253.90	341,235
A	USF	L	UPPER STORY FIN	384	1983	191.30	73,458
B	WDK	N	WOOD DECK	176		40.38	7,106
D	OPA	N	OPEN PORCH	144		51.50	7,416
	BMG	O	BSMT GARAGE	2		3,186.30	6,373
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN 517,315

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1983 / 40

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $388,000