

Key: 7654

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.881

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|-----------------|--|-------------------------|--|--|--|
| VACHON JOAN L & THOMAS L CO-TRSTEEES BOX 1307 BREWSTER, MA 02631 | | | | 96-171-0 | | | | 214 THOUSAND OAKS DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| VACHON JOAN L & THOMAS L | | | | 08/10/2016 | F | 10 (210363) | | 24-481 | | | |
| VACHON JOAN L | | | | 11/30/2011 | F | 1 (195774) | | 681 | | | |
| VACHON JAMES M & JOAN L | | | | 01/03/1995 | D | 46,000 (136027) | | 183 | | | |
| VACHON JAMES M & JOAN L | | | | 01/03/1995 | D | 46,000 (136027) | | 540 | | | |

| 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 % |
| 24-481 | 05/30/2024 | 7 | ALTERATIONS | 8,500 | | | 0 0 |
| 681 | 08/25/2014 | 7 | ALTERATIONS | 10,500 | 06/11/2015 | MW | 100 100 |
| | | 12 | CYCLICAL NON | | 05/09/2013 | SF | 100 100 |
| | | 2 | ADD | 9,100 | 06/05/2003 | TN | 100 100 |
| | 03/28/2002 | 5 | OTHER | 4,750 | 05/25/1996 | JB | 100 100 |

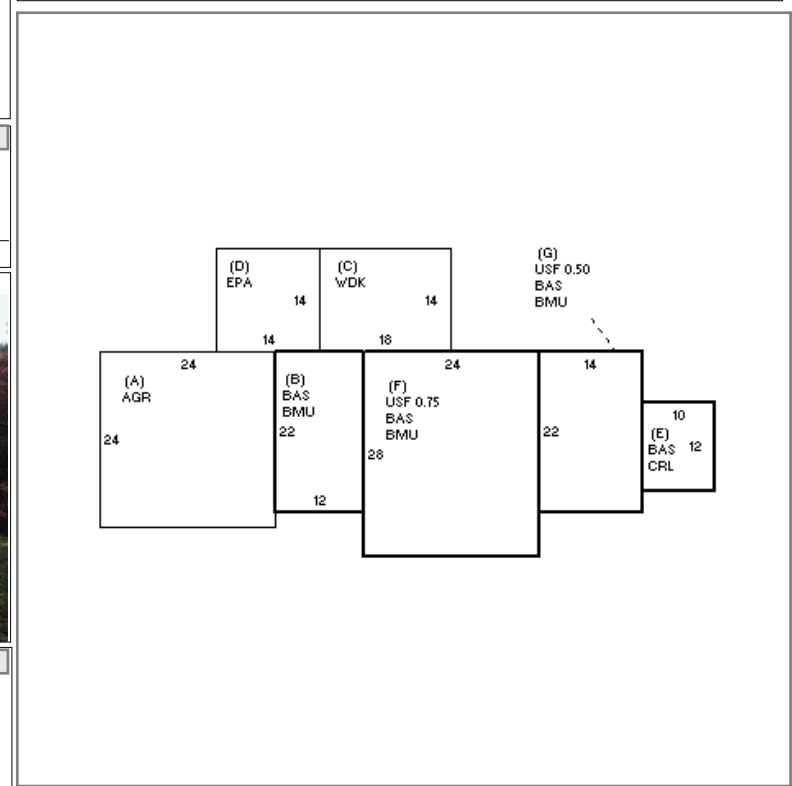
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 40,013 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.31 | A | 1.00 | R02 | 1.00 | | | 264,580 |

| TOTAL | 40,013 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | LAND | 264,600 | 249,600 | | | |
| St Ind | AVERAGE | | BUILDING | 543,600 | 513,400 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 808,200 | 763,000 | | | | |

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



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



| BUILDING | CD | ADJ | DESC | MEASURE | 11/3/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/9/2003 | TG |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/21/2020 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1995 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 2,022 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | AGR | N | ATT GARAGE | 576 | | 42.56 | 24,512 |
| \$NLA(RCN) | \$332 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,244 | | 60.97 | 75,845 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,244 | 1995 | 276.57 | 344,057 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | WDK | N | WOOD DECK | 252 | | 43.98 | 11,083 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | EPA | N | ENCLOSED PORCH | 196 | | 85.80 | 16,818 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | CRL | N | BSMT CRAWL | 120 | | 34.07 | 4,089 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | E | BAS | L | BASE AREA | 120 | 1995 | 276.57 | 33,189 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | + | USF | L | UPPER STORY FIN | 658 | 1995 | 206.28 | 135,731 |
| | | | | | | | | F21 | O | FPL 2S TOP | 1 | | 11,389.40 | 11,389 | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,709.60 | 2,710 | |

| TOTAL RCN | 671,091 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1995 / 28 |
| COND | 19 19 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 19 % GD 81 |
| RCNLD | \$543,600 |