

Key: 7690

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.918

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------------|--|-------------------------|--|--|--|
| YOUNGS WILLIAM G & MARGARET C 473 THOUSAND OAKS DRIVE BREWSTER, MA 02631 | | | | 97-126-0 | | | | 473 THOUSAND OAKS DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| YOUNGS WILLIAM G & MARGAR | | | | 04/20/2016 | QS | 557,128 (209284) | | | | | |
| JDG INVESTMENTS LLC | | | | 06/15/2015 | S | 385,000 (206520) | | | | | |
| NATIONSTAR MORTGAGE LLC | | | | 04/29/2015 | L | 333,000 (206073) | | | | | |

| 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 | % |
| 333 | 04/24/2018 | 14 | CYCLICAL GRO | | 11/04/2020 | TCK | 100 | 100 |
| 339 | 04/22/2018 | 3 | OUT BUILDING | 2,650 | 07/16/2019 | TCK | 100 | 100 |
| 191 | 04/22/2018 | 7 | ALTERATIONS | 11,520 | 04/05/2017 | NF | 100 | 100 |
| | 03/15/2016 | 7 | ALTERATIONS | 10,000 | 04/05/2017 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/07/2013 | SF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 41,197 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.29 | A | 1.00 | R02 | 1.00 | | | 267,160 |

| | | | | | | | | |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 41,197 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 13 | NOTE | LAND | 267,200 | 252,100 | | | |
| St Ind | AVERAGE | | BUILDING | 605,200 | 579,000 | | | |
| Infl | AVERAGE | | DETACHED | 1,900 | 1,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 874,300 | 833,000 | | | |

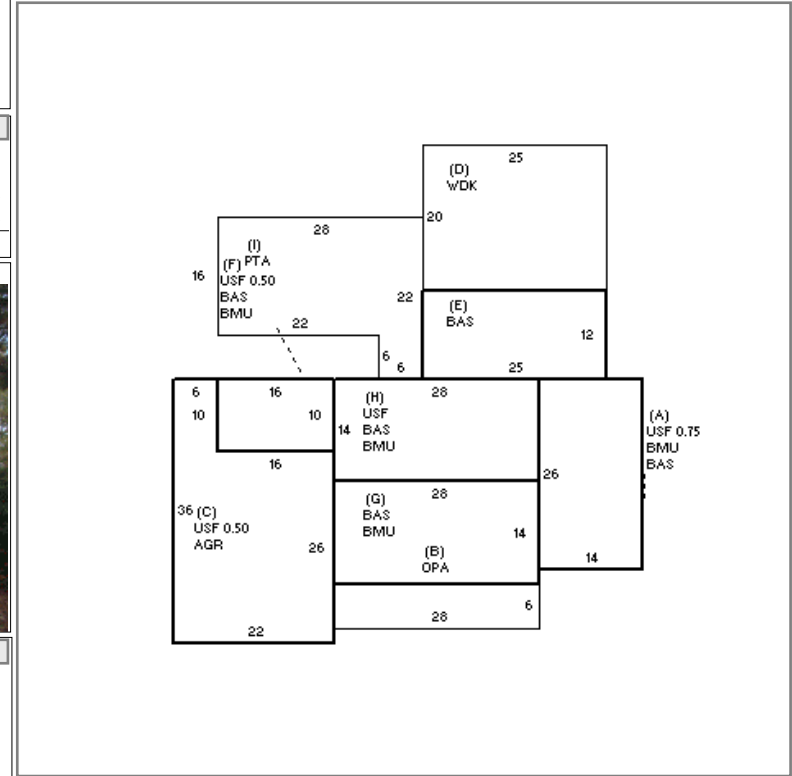
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X12 | 2018 | 96 | 22.01 | 1,900 |



BLDG COMMENTS

INFO @ DOOR 11/4/20



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/4/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/7/2013 | SF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/22/2020 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

INDING

| YEAR BLT | 1984 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 806,869 |
|------------|-------|------------|-------|----------------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,669 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BAS | L | BASE AREA | 1,608 | 1984 | 265.43 | 426,815 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$302 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,061 | 1984 | 197.80 | 209,866 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 168 | | 56.08 | 9,422 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 632 | | 41.58 | 26,276 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | WDK | N | WOOD DECK | 500 | | 43.97 | 21,985 | BATHS | A |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,308 | | 60.95 | 79,723 | HEAT/ELEC | A |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | I | PTA | N | PATIO | 484 | | 14.27 | 6,905 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 11,386.10 | 11,386 | | |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,708.80 | 2,709 | | |
| | | | | EFF.YR/AGE 1984 / 39 | | | | | | | | | | | | | |
| | | | | COND 25 25 % | | | | | | | | | | | | | |
| | | | | FUNC 0 | | | | | | | | | | | | | |
| | | | | ECON 0 | | | | | | | | | | | | | |
| | | | | DEPR 25 % GD 75 | | | | | | | | | | | | | |
| | | | | RCNLD \$605,200 | | | | | | | | | | | | | |