**Key: 7789**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,017

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| NELSON TODD C & JANICE M<br>298 JONATHANS WAY<br>BREWSTER, MA 02631 | 95-193-0 | 298 JONATHANS WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| NELSON TODD C & JANICE M | 08/25/2003 | A | 1 | 17526-070 |
| NELSON TODD C TRUSTEE | 10/06/1987 | A | | 5962-347 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

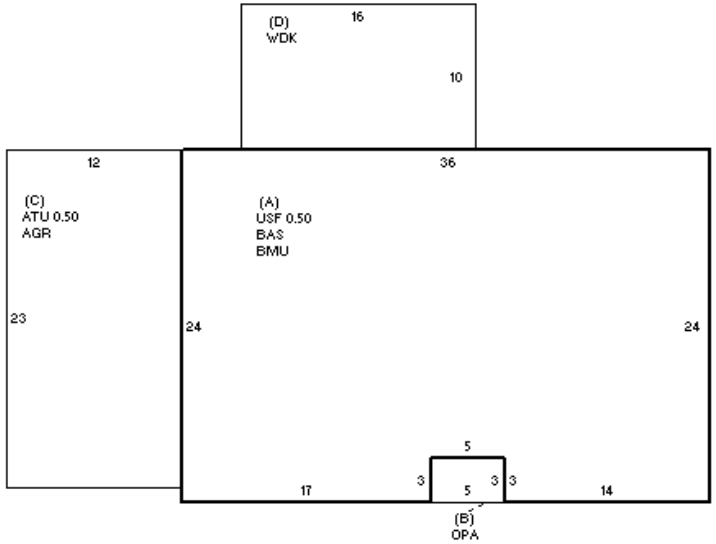
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 492 | 06/01/2016 | 7 | ALTERATIONS | 5,525 | 04/10/2017 | MR | 100 | 100 |
| 113 | 02/22/2016 | 77 | SOLAR PANELS | 15,000 | 04/10/2017 | MR | 100 | 100 |
| 41 | 01/15/2015 | 7 | ALTERATIONS | 3,400 | 04/20/2016 | WFF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 02/21/2013 | SJ | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,000 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 2.05 | A 1.00 | R02 1.00 | | | 226,890 |

| TOTAL | 21,998 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 226,900 | 214,100 |
| BUILDING | 277,600 | 262,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **504,500** | **476,100** |




## DETACHED

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

PHOTO 11/02/2020

## 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 | 11/2/2020 | TCK |
| LIST | 8/14/2003 | JB |
| REVIEW | 12/21/2020 | MR |

BLDG COMMENTS
24 SOLAR PANELS
INFO @ DOOR 11/2/20

| | | | |
|---|---|---|---|
| YEAR BLT | 1967 | SIZE ADJ | 1.000 |
| NET AREA | 1,274 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $325 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $3,978 |
| 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 | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 849 | | 60.18 | 51,093 |
| A | BAS | L | BASE AREA | 849 | 1967 | 281.60 | 239,080 |
| A | USF | L | UPPER STORY FIN | 425 | 1967 | 189.44 | 80,512 |
| B | OPA | N | OPEN PORCH | 15 | | 51.00 | 765 |
| C | AGR | N | ATT GARAGE | 276 | | 43.96 | 12,134 |
| C | ATU | N | ATTIC UNF | 138 | | 54.47 | 7,516 |
| D | WDK | N | WOOD DECK | 160 | | 39.98 | 6,397 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 |

TOTAL RCN 414,292

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

EFF.YR/AGE 1967 / 56

| | | | |
|---|---|---|---|
| COND | 33 | 33 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 33 | % GD | 67 |

RCNLD $277,600