

Key: 7939

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.167

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID                 |  |  |  | LOCATION           |    |            |              |
|---|--|--|--|---------------------------|--|--|--|--------------------|----|------------|--------------|
| LEBLANC CATHERINE M TRUSTEE &<br>LEBLANC JOHN P TRUSTEE |  |  |  | 96-75-0                   |  |  |  | 86 BEACH ROSE LANE |    |            |              |
| 86 BEACH ROSE LANE<br>BREWSTER, MA 02631                |  |  |  | TRANSFER HISTORY          |  |  |  | DOS                | T  | SALE PRICE | BK-PG (Cert) |
|   |  |  |  | LEBLANC CATHERINE M TRUS  |  |  |  | 07/25/2016         | F  | 1 29818-29 |              |
|   |  |  |  | LEBLANC JOHN P & CATHERIN |  |  |  | 03/31/1989         | QS | 129,000    | 6681-049     |

| 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    | %   |
| 121    | 02/15/2013 | 2             | ADD          | 1,500   | 08/19/2014 | RJM | 100    | 100 |
| 78     | 02/28/2011 | 12            | CYCLICAL NON | 833     | 02/15/2013 | MR  | 100    | 100 |
| 254    | 05/13/2005 | 7             | ALTERATIONS  | 200,000 | 03/08/2012 | MR  | 100    | 100 |
|        |            | 2             | ADD          |         | 05/30/2006 | JB  | 100    | 100 |

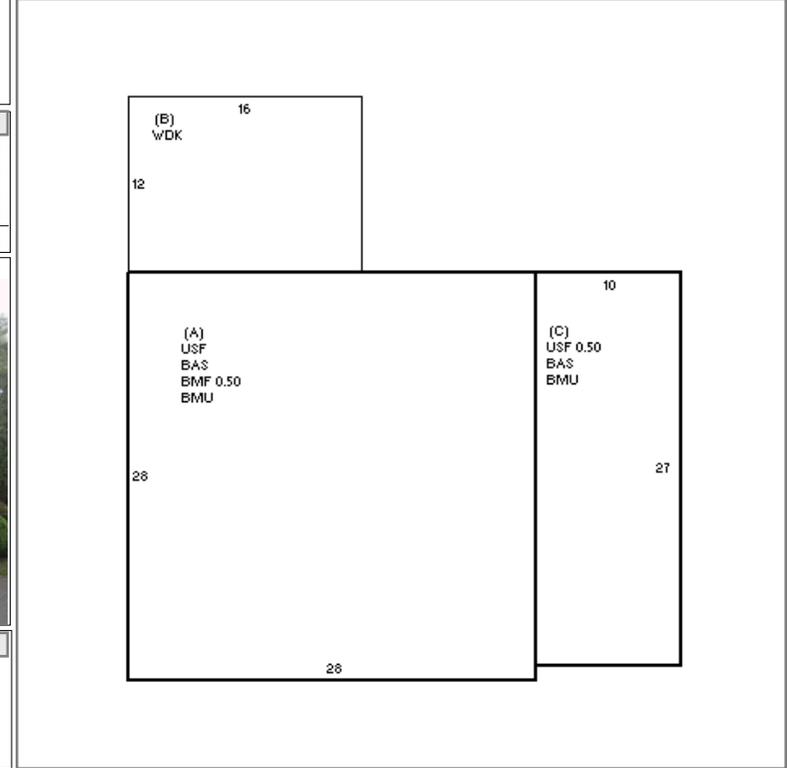
| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 17,820   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 219,200 | 2.43 | A          | 1.00      | R02 | 1.00 |  |  | 218,220 |

| TOTAL  | 17,820 SF | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 13   | NOTE   |          |         |         | LAND         | 218,200        | 205,900        |
| St Ind | AVERAGE   |        | LAND     | 546,700 | 516,200 |              |                |                |
| Infl   | AVERAGE   |        | DETACHED | 2,300   | 2,300   |              |                |                |
|        |           |        | OTHER    | 0       | 0       |              |                |                |
|        |           |        |          |         |         | <b>TOTAL</b> | <b>767,200</b> | <b>724,400</b> |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/13/2020 |
|-----|------|------|---------------|------|-------|-----------|-------|--|------------|
| SHF | A    | 1.00 | 10 0.90 10X12 | 2011 | 120   | 21.39     | 2,300 |  |            |

BLDG COMMENTS: BMF=FAM RM INFO @ DOOR 10/13/20

| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/13/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 10/13/2020 | EST |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 1/12/2021  | MR  |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |



| YEAR BLT   | 1984      | SIZE ADJ   | 1.000 | ELEMENT  | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 710,050 |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|------------|-----------|------------|-------|--|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|------------|-----------|----|----------|----|------|----------|---|---|---------|---|---|-------|----|---------|-----------|--|---|
| NET AREA   | 1,973     | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,054 |      | 73.18     | 77,128  |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| \$NLA(RCN) | \$360     | OVERALL    | 1.080 | EXT COVER  | 1  | WD SHINGLE  | 1.00 | A | BMF | N | BSMT FINISH     | 392   |      | 52.27     | 20,491  |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | ROOF SHAPE   | 6  | SALTBOX     | 1.00 | A | BAS | L | BASE AREA       | 784   | 1984 | 338.63    | 265,487 |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | + | USF | L | UPPER STORY FIN | 919   | 1984 | 235.84    | 216,733 |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | B | WDK | N | WOOD DECK       | 192   |      | 50.80     | 9,754   |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | C | BAS | L | BASE AREA       | 270   | 2005 | 338.63    | 91,430  |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | HEATING/COOL   | 9  | WARM/CL AIR | 1.03 |   | BMG | O | BSMT GARAGE     | 1     |      | 5,763.30  | 5,763   |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 13,155.70 | 13,156  |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | <table border="1"> <thead> <tr> <th>CONDITION</th> <th>ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>A</td> </tr> <tr> <td>BATHS</td> <td></td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td></td> <td>A</td> </tr> </tbody> </table> |    |             |      |   |     |   |                 |       |      |           |         |           |         | CONDITION  | ELEM      | CD | EXTERIOR |    | A    | INTERIOR |   | A | KITCHEN |   | A | BATHS |    | A       | HEAT/ELEC |  | A |
| CONDITION  | ELEM      | CD         |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| EXTERIOR   |           | A          |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| INTERIOR   |           | A          |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| KITCHEN    |           | A          |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| BATHS      |           | A          |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| HEAT/ELEC  |           | A          |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1987 / 36</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>23</td> <td>23 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>23</td> <td>% GD 77</td> </tr> </tbody> </table>   |    |             |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE | 1987 / 36 |    | COND     | 23 | 23 % | FUNC     | 0 |   | ECON    | 0 |   | DEPR  | 23 | % GD 77 |           |  |   |
| EFF.YR/AGE | 1987 / 36 |            |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| COND       | 23        | 23 %       |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| FUNC       | 0         |            |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| ECON       | 0         |            |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| DEPR       | 23        | % GD 77    |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
|            |           |            |       | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$546,700</td> </tr> </thead> </table>  |    |             |      |   |     |   |                 |       |      |           |         |           |         | RCNLD      | \$546,700 |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |
| RCNLD      | \$546,700 |            |       |  |    |             |      |   |     |   |                 |       |      |           |         |           |         |            |           |    |          |    |      |          |   |   |         |   |   |       |    |         |           |  |   |