

Key: 8251

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.488

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| CURRENT OWNER  |   |          |      |        |      | PARCEL ID             |     |      |      |     |            | LOCATION            |  |    |            |  |              |  |
|--|---|----------|------|--------|------|-----------------------|-----|------|------|-----|------------|---------------------|--|----|------------|--|--------------|--|
| MAGRATH DANIEL & JOAN<br>1795 LONG POND ROAD<br>BREWSTER, MA 02631 |   |          |      |        |      | 93-46-0               |     |      |      |     |            | 1795 LONG POND ROAD |  |    |            |  |              |  |
|  |   |          |      |        |      | TRANSFER HISTORY      |     |      |      |     |            | DOS                 |  | T  | SALE PRICE |  | BK-PG (Cert) |  |
|  |   |          |      |        |      | MAGRATH DANIEL & JOAN |     |      |      |     |            | 03/04/2019          |  | QS | 350,000    |  | 31868-184    |  |
| ALTAVILLA RAPHAEL (LIFE E  |   |          |      |        |      | 03/14/2013            |     | F    | 100  |     | 27207-77   |                     |  |    |            |  |              |  |
| ALTAVILLA RAPHAEL  |   |          |      |        |      | 12/09/2009            |     | F    | 100  |     | 24222-270  |                     |  |    |            |  |              |  |
| CD   | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE              | SAF | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE           |  |    |            |  |              |  |
| 100  | S | 60,000   | 13   | 1.00   | A    | 1.00                  | A   | 1.00 | 1.00 | RM2 | 0.90       | 273,010             |  |    |            |  |              |  |
| 300  | A | 0.868    | 13   | 1.00   | A    | 1.00                  | A   | 1.00 | 1.00 | RM2 | 0.90       | 9,370               |  |    |            |  |              |  |

| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1   | 1 of 2 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 23-942 | 10/26/2023 | 2             | ADD          | 150,000 | 07/18/2024 | TCK | 20     | 70  |
| 23-667 | 07/10/2023 | 10            | INGROUND POO | 60,000  | 07/18/2024 | TCK | 100    | 100 |
| 49     | 01/21/2021 | 7             | ALTERATIONS  | 30,536  | 05/02/2022 | TCK | 100    | 100 |
| 905    | 12/18/2020 | 7             | ALTERATIONS  | 9,960   | 05/02/2022 | TCK | 100    | 100 |
|        | 03/04/2019 | 16            | MLS REVIEW   | 350,000 | 02/05/2020 | JMG | 100    | 100 |

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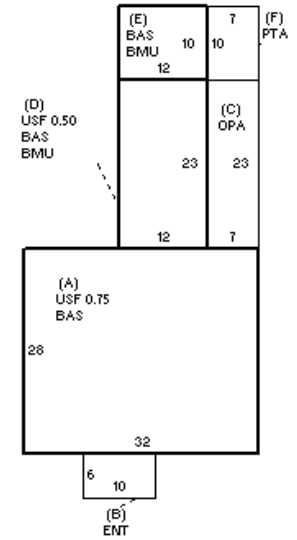
|        |             |        |          |         |         |          |         |          |
|--------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL  | 2.245 Acres | ZONING | RL       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 13     | NOTE   | LAND     | 282,400 | 266,400 |          |         |          |
| St Ind | AVERAGE     |        | BUILDING | 358,300 | 332,900 |          |         |          |
| Infl   | AVERAGE     |        | DETACHED | 17,300  | 21,700  |          |         |          |
|        |             |        | OTHER    | 33,800  | 0       |          |         |          |
|        |             |        | TOTAL    | 691,800 | 621,000 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 50 0.50 8X12  |      | 96    | 22.01     | 1,100 |
| IPG | A    | 1.00 | 01 1.00 13X7  | 2023 | 91    | 75.83     | 6,900 |
| PTD | A    | 1.00 | 01 1.00 38X17 | 2023 | 646   | 6.75      | 4,400 |
| PTD | A    | 1.00 | 01 1.00 APRON | 2023 | 729   | 6.75      | 4,900 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/20/2013 | SF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/5/2020  | EST |
| STYLE    | 7  | 1.05 | CONVEN/OLD [100%] | REVIEW  | 7/29/2024 | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]        |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%]   |         |           |     |

| BLDG COMMENTS                 |
|-------------------------------|
| Extra Fixture in Laundry Room |



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| YEAR BLT   | 1800  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 577,841    |  |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|----------------|------------|--|
| NET AREA   | 2,102 | DETAIL ADJ | 1.000 | FOUNDATION   | 3  | FOUN WALL   | 1.00 | +   | BAS | L              | BASE AREA       | 1,292 | 1800      | 258.83    | 334,402 | CONDITION ELEM | CD         |  |
| \$NLA(RCN) | \$275 | OVERALL    | 1.050 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | +   | USF | L              | UPPER STORY FIN | 810   | 1800      | 191.07    | 154,767 | EXTERIOR       | G          |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B   | ENT | N              | ENCLOSED ENTRY  | 60    |           | 122.03    | 7,322   | INTERIOR       | A          |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C   | OPA | N              | OPEN PORCH      | 161   |           | 52.50     | 8,453   | KITCHEN        | A          |  |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 | +   | BMU | N              | BSMT UNFINISHED | 396   |           | 70.19     | 27,795  | BATHS          | A          |  |
|            |       |            |       | INT FINISH   | 1  | PLASTER     | 1.00 | F   | PTA | N              | PATIO           | 70    |           | 21.71     | 1,519   | HEAT/ELEC      | A          |  |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | F21 | O   | FPL 2S 1OP     | 1               |       | 10,658.60 | 10,659    |         |                |            |  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 | F22 | O   | FPL 2S 2OP     | 1               |       | 13,095.60 | 13,096    |         |                |            |  |
|            |       |            |       |              |    |             |      | KIT | O   | XTRA KITCHEN   | 1               |       | 2,278.50  | 2,279     |         |                |            |  |
|            |       |            |       |              |    |             |      | ODS | O   | OUTDOOR SHOWER | 1               |       | 2,535.80  | 2,536     |         |                |            |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | EFF.YR/AGE     | 1957 / 66  |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | COND           | 38 38 %    |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | FUNC           | 0          |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | ECON           | 0          |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | DEPR           | 38 % GD 62 |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         | RCNLD          | \$358,300  |  |

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LEGAL

LAND

DETACHED

BUILDING

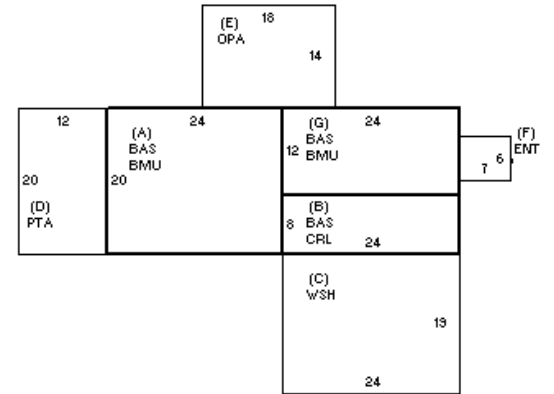
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION            |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|---------------------|--|--|--|
| MAGRATH DANIEL & JOAN<br>1795 LONG POND ROAD<br>BREWSTER, MA 02631 |  |  |  | 93-46-0   |   |            |              | 1795 LONG POND ROAD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
|  |  |  |  |           |   |            |              |                     |  |  |  |

| CLASS  | CLASS% | DESCRIPTION   |      |        |      | BN ID | BN  | CARD   |  |
|--------|--------|---------------|------|--------|------|-------|-----|--------|--|
| 1010   | 100    | SINGLE FAMILY |      |        |      |       | 2   | 2 of 2 |  |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP | BY    | 1st | %      |  |
|        |        |               |      |        |      |       |     |        |  |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |        |      |          |     |      |     |    |            |           |

| TOTAL  | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|--------|--------|------|----------|---------|----------|
| Nbhd   | NOTE   |      | LAND     | 33,800  |          |
| St Ind |        |      | BUILDING |         |          |
| Infl   |        |      | DETACHED |         |          |
|        |        |      | OTHER    |         |          |
|        |        |      | TOTAL    |         |          |

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



BLDG COMMENTS

BAS=GYM/BEDROOM/BATH  
INTERIOR ESTIMATED PER PLANS 8/13/2024

| BUILDING | CD | ADJ  | DESC            | MEASURE | 7/18/2024 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 7/18/2024 | EST |
| STYLE    | 18 | 0.90 | DETACHED [100%] | REVIEW  | 7/26/2024 | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 1800  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION  | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 337,917 |            |           |      |    |
|------------|-------|------------|-------|--------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA   | 960   | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL   | 1.00 | + | BMU | N | BSMT UNFINISHED | 768   |      | 56.70     | 43,543  | CONDITION ELEM | CD      |            |           |      |    |
| \$NLA(RCN) | \$352 | OVERALL    | 0.910 | EXT COVER    | 1  | WD SHINGLE   | 1.00 | A | BAS | L | BASE AREA       | 480   | 2023 | 242.26    | 116,285 | EXTERIOR       | E       |            |           |      |    |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE        | 1.00 | B | CRL | N | BSMT CRAWL      | 192   |      | 27.63     | 5,305   | INTERIOR       | E       |            |           |      |    |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH  | 1.00 | + | BAS | L | BASE AREA       | 480   | 1800 | 242.26    | 116,285 | KITCHEN        | E       |            |           |      |    |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD     | 1.00 | C | WSH | N | WORKSHOP        | 456   |      | 73.26     | 33,404  | BATHS          | E       |            |           |      |    |
|            |       |            |       | INT FINISH   | 2  | DRYWALL      | 1.00 | D | PTA | N | PATIO           | 240   |      | 13.02     | 3,125   | HEAT/ELEC      | E       |            |           |      |    |
|            |       |            |       | HEATING/COOL | 16 | FHA+DCTLS AC | 1.01 | E | OPA | N | OPEN PORCH      | 252   |      | 45.50     | 11,466  |                |         |            |           |      |    |
|            |       |            |       | FUEL SOURCE  | 2  | GAS          | 1.00 | F | ENT | N | ENCLOSED ENTRY  | 42    |      | 117.95    | 4,954   |                |         |            |           |      |    |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2012 / 11 |      |    |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | COND       | 11 11 %   |      |    |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 80 UC     |      |    |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |      |    |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 90        | % GD | 10 |
|            |       |            |       |              |    |              |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$33,800  |      |    |