

Key: 8373

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.613

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                  |  | LOCATION                |  |  |  |
|--|--|--|--|------------|----|------------------|--|-------------------------|--|--|--|
| FISKE COASTAL REVIVAL LLC<br>11 GREEN STREET<br>MILTON, MA 02186 |  |  |  | 82-44-0    |    |                  |  | 339 GREENLAND POND ROAD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert)            |  |  |  |
| FISKE COASTAL REVIVAL LLC  |  |  |  | 12/23/2021 | B  | 100 (228669)     |  |                         |  |  |  |
| FISKE STEVEN & CHRISTINE   |  |  |  | 09/29/2021 | QS | 520,000 (227706) |  |                         |  |  |  |
| KINSKI P NOEL  |  |  |  | 05/17/2006 | DC | (55212)          |  |                         |  |  |  |

| 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    | %   |
| 250    | 03/25/2022 | 7             | ALTERATIONS  | 8,800  | 03/13/2023 | TCK | 100    | 100 |
| 27     | 01/14/2022 | 7             | ALTERATIONS  | 60,000 | 03/13/2023 | TCK | 100    | 100 |
| 1031   | 12/19/2017 | 7             | ALTERATIONS  | 4,000  | 07/03/2018 | MR  | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 05/19/2016 | WFF | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 03/15/2004 | JB  | 100    | 100 |

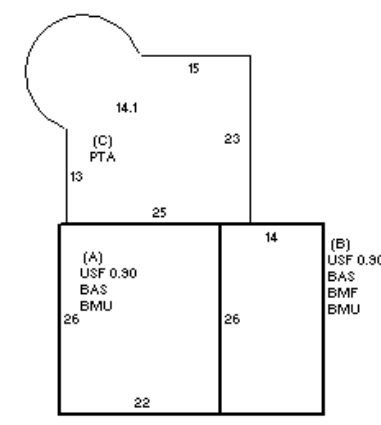
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,300   | 17   | 1.00   | A    | 1.00     | A   | 1.00 | 252,080 | 2.38 | A          | 1.00      | R05 | 1.15 |  |  | 252,210 |

|        |           |        |          |         |         |          |         |          |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL  | 18,300 SF | ZONING | RR       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 17   | NOTE   | LAND     | 252,200 | 238,000 |          |         |          |
| St Ind | AVERAGE   |        | BUILDING | 410,000 | 387,100 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
| TOTAL  |           |        |          | 662,200 | 625,100 |          |         |          |

DETACHED

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



| BLDG COMMENTS                         |
|---------------------------------------|
| BMF=FAMILY ROOM (PER PLANS 3/13/2023) |

BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 5/19/2016 | WFF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 5/19/2016 | EST |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 5/5/2023  | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 1973  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,778 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$303 | OVERALL    | 1.080 |

| CAPACITY      | UNITS | ADJ     |
|---------------|-------|---------|
| STORIES       | 2     | 1.00    |
| ROOMS         | 0     | 1.00    |
| BEDROOMS      | 3     | 1.00    |
| BATHROOMS     | 1     | 1.00    |
| FIXTURES      | 5     | \$7,020 |
| GARAGE SPACES | 0     | 1.00    |
| % BSMT FIN    | 0     | 1.00    |
| # 1/2 BATHS   | 1     | 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   | 3  | GAMBREL     | 1.00 |
| ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |
| FLOOR COVER  | 1  | HARDWOOD    | 1.00 |
| INT FINISH   | 2  | DRYWALL     | 1.00 |
| HEATING/COOL | 9  | WARM/CL AIR | 1.03 |
| FUEL SOURCE  | 2  | GAS         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 539,481 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| + | BMU | N | BSMT UNFINISHED | 936   |      | 63.72     | 59,642  | CONDITION ELEM CD |         |
| + | BAS | L | BASE AREA       | 936   | 1973 | 287.52    | 269,117 | EXTERIOR          | G       |
| + | USF | L | UPPER STORY FIN | 842   | 1973 | 196.53    | 165,478 | INTERIOR          | G       |
| B | BMF | N | BSMT FINISH     | 364   |      | 43.56     | 15,857  | KITCHEN           | G       |
| C | PTA | N | PATIO           | 683   |      | 12.88     | 8,797   | BATHS             | A       |
|   | F21 | O | FPL 2S 10P      | 1     |      | 10,963.10 | 10,963  | HEAT/ELEC         | A       |
|   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,608.20  | 2,608   |                   |         |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1985 / 38  |
| COND       | 24 24 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 24 % GD 76 |
| RCNLD      | \$410,000  |