

Key: 8549

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.777

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| HAAS BONNALYN TRUSTEE & HAAS STEPHEN A TRUSTEE 293 CRANVIEW ROAD BREWSTER, MA 02631 | | | | 20-25-0 | | | | 293 CRANVIEW ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HAAS BONNALYN TRUSTEE & HAAS B BEAULIEU | | | | 08/02/2016 | F | 29838-61 | | | | | |
| HAAS STEPHEN A & BONNALYN | | | | 06/23/2006 | A | 21127-262 | 1 | | | | |
| | | | | 08/26/1985 | XX | 4683-27 | 33,900 | | | | |

| 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 | % |
| NP | | 12 | CYCLICAL NON | | 03/14/2008 | JH | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 16,800 | 12 | 1.00 | A | 175,360 | 2.56 | A | 1.00 | R01 | 0.80 | 173,100 |

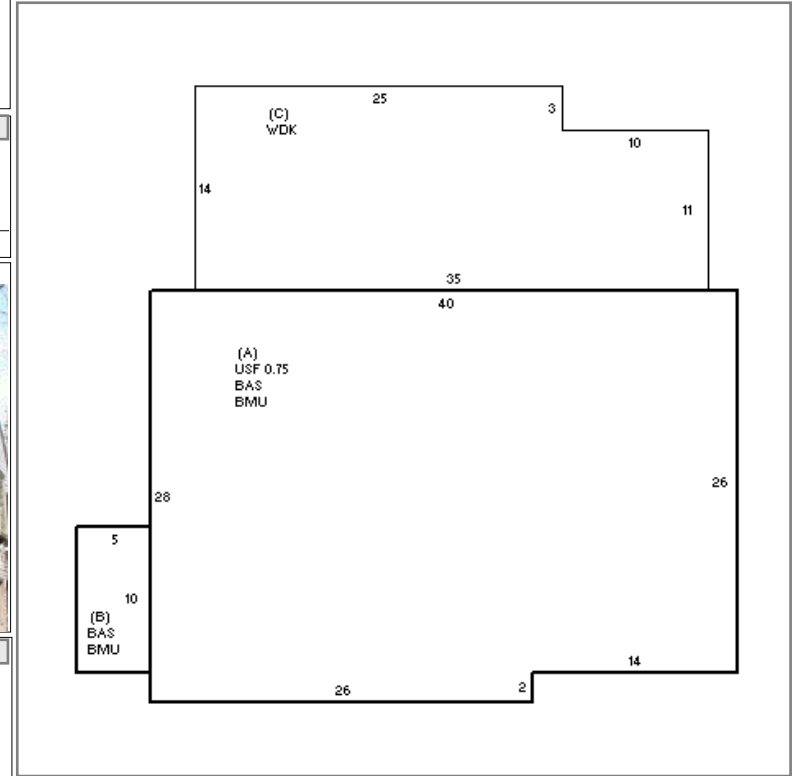
| TOTAL | 16,800 SF | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE | LAND | 173,100 | 163,300 | | | |
| St Ind | AVERAGE | | BUILDING | 466,400 | 446,200 | | | |
| Infl | AVERAGE | | DETACHED | 4,900 | 4,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 644,400 | 614,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------|-------|-----------|-------|
| HTB | A | 1.00 | 20 0.80 | | 1 | 4,058.10 | 3,200 |
| SHF | A | 1.00 | 50 0.50 | 10X16 | 160 | 20.77 | 1,700 |



| BLDG COMMENTS | OUTDOOR SHOWER |
|---------------|----------------|
|---------------|----------------|

| BUILDING | CD | ADJ | DESC | MEASURE | 3/14/2008 | JH |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/14/2008 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 3/27/2008 | SEJ |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1986 | SIZE ADJ | 1.000 |
|---------------|-------|------------|----------|
| NET AREA | 1,961 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$313 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 7 | \$10,210 |
| GARAGE SPACES | | 2 | 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,142 | | 63.35 | 72,348 |
| + | BAS | L | BASE AREA | 1,142 | 1986 | 284.87 | 325,322 |
| A | USF | L | UPPER STORY FIN | 819 | 1986 | 204.17 | 167,217 |
| C | WDK | N | WOOD DECK | 460 | | 43.98 | 20,232 |
| | BMG | O | BSMT GARAGE | 2 | | 3,470.90 | 6,942 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,389.40 | 11,389 |

| TOTAL RCN | 613.660 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1986 / 37 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$466,400 |