

Key: 871

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 902

LEG  
A  
L

| CURRENT OWNER                          |  |  |  | PARCEL ID                 |  |  |  | LOCATION        |   |                 |              |  |
|--|--|--|--|---------------------------|--|--|--|-----------------|---|-----------------|--------------|--|
| QUINTAL ALAIN A & MARYELLEN E TRUSTEES |  |  |  | 79-135-0                  |  |  |  | 82 SKIPPERS WAY |   |                 |              |  |
| QUINTAL LIVING TRUST                   |  |  |  | TRANSFER HISTORY          |  |  |  | DOS             | T | SALE PRICE      | BK-PG (Cert) |  |
| 96 GREAT ROAD                          |  |  |  | QUINTAL ALAIN A & MARYELL |  |  |  | 06/12/2017      | F | 1 (213187)      |              |  |
| MAYNARD, MA 01754                      |  |  |  | QUINTAL MARYELLEN         |  |  |  | 07/25/1997      | A | 30,000 (145260) |              |  |

| 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 |        | 10/15/2007 | JH | 100    | 100 |

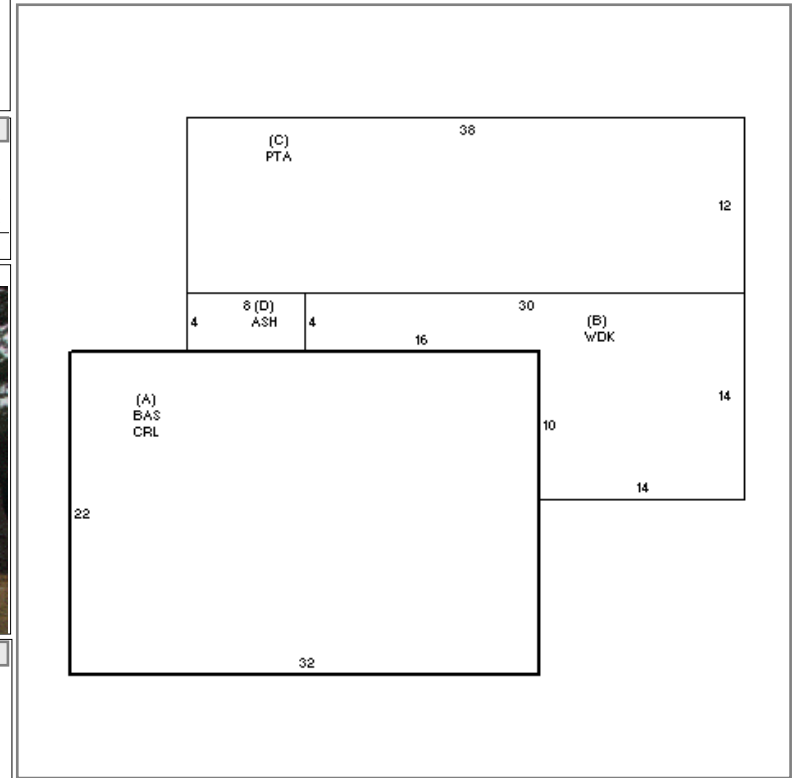
L  
A  
N  
D

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|--------|------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 5,850 6  | 1.00 | A      | 1.00 | A        | 1.00 | 964,480 | 6.58 | A  | 1.00       | BG- 4.40  | 851,670 |

| TOTAL  | 5,850 SF | ZONING | RM           | FRNT             | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------|----------|--------|--------------|------------------|----------------|----------|---------|----------|
| Nbhd   | NBHD 6   | NOTE   | LAND         | 851,700          | 803,500        |          |         |          |
| St Ind | AVERAGE  |        | BUILDING     | 151,100          | 142,700        |          |         |          |
| Infl   | AVERAGE  |        | DETACHED     | 1,400            | 1,400          |          |         |          |
|        |          |        | OTHER        | 0                | 0              |          |         |          |
|        |          |        | <b>TOTAL</b> | <b>1,004,200</b> | <b>947,600</b> |          |         |          |

D  
E  
T  
A  
C  
H  
E  
D

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 8X9 |    | 72    | 22.01     | 1,400 |



| BUILDING | CD | ADJ  | DESC               | MEASURE | 11/18/2020 | NF  |
|----------|----|------|--------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    | 11/18/2020 | EST |
| STYLE    | 6  | 1.05 | COTT/BUNGLW [100%] | REVIEW  | 1/8/2021   | MR  |
| QUALITY  | -  | 0.90 | MINUS AVE [100%]   |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%]    |         |            |     |

BLDG COMMENTS

B  
U  
I  
L  
D  
I  
N  
G

| YEAR BLT   | 1975  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 207,014 |            |           |      |    |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA   | 704   | DETAIL ADJ | 1.000 | FOUNDATION   | 3  | FOUN WALL   | 1.00 | A | CRL | N | BSMT CRAWL     | 704   |      | 22.92     | 16,138  | CONDITION ELEM | CD      |            |           |      |    |
| \$NLA(RCN) | \$294 | OVERALL    | 0.900 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A | BAS | L | BASE AREA      | 704   | 1975 | 235.60    | 165,865 | EXTERIOR       | G       |            |           |      |    |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | WDK | N | WOOD DECK      | 260   |      | 31.75     | 8,256   | INTERIOR       | A       |            |           |      |    |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C | PTA | N | PATIO          | 456   |      | 10.30     | 4,698   | KITCHEN        | A       |            |           |      |    |
|            |       |            |       | FLOOR COVER  | 4  | ASPH TILE   | 1.00 | D | ASH | N | ATT SHED       | 32    |      | 23.62     | 756     | BATHS          | A       |            |           |      |    |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | F11 | O | FPL 1S 1OP     | 1     |      | 6,186.00  | 6,186   | HEAT/ELEC      | A       |            |           |      |    |
|            |       |            |       | HEATING/COOL | 13 | NONE        | 0.90 |   | ODS | O | OUTDOOR SHOWER | 1     |      | 1,956.20  | 1,956   |                |         |            |           |      |    |
|            |       |            |       | FUEL SOURCE  | 8  | NONE        | 0.95 |   |     |   |                |       |      |           |         |                |         |            |           |      |    |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | EFF.YR/AGE | 1979 / 44 |      |    |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | COND       | 27 27 %   |      |    |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | FUNC       | 0         |      |    |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | ECON       | 0         |      |    |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | DEPR       | 27        | % GD | 73 |
|            |       |            |       |              |    |             |      |   |     |   |                |       |      |           |         |                |         | RCNLD      | \$151,100 |      |    |