

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.042

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|--------------------------|--------------|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | | 261 LINNELL LANDING ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| LINGER LONGER CONDOMINIUM | | 11/29/2023 | XX | | 36108-259 |
| CAPTAIN DEL ASSOCIATES, I | | 03/15/1979 | XX | | 2886-53 |
| CAPTAIN DEL ASSOCIATES, I | | 05/15/1956 | XX | | 941-100 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|----------------------|--------------|--------|------------|--------|---------|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | 1 | 1 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-14 | 08/17/2023 | 19 | VARIANCE/SPE | | 09/11/2023 | JMG | 100 100 |
| 1047 | 12/10/2018 | 7 | ALTERATIONS | 40,000 | 06/20/2019 | TCK | 100 100 |
| 113 | 02/08/2018 | 7 | ALTERATIONS | 45,000 | 06/20/2019 | TCK | 100 100 |
| 1194 | 12/23/2016 | 7 | ALTERATIONS | 20,000 | 05/19/2017 | RJM | 100 100 |
| 1194 | 12/23/2016 | 7 | ALTERATIONS | 20,000 | 05/19/2017 | RJM | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|--------|------|----------|------|-----------|------|----|------------|-----------|-----------|
| 100 | S | 60,000 7 | 1.00 | A | 1.00 | A | 1.00 | 2,630,400 | 1.00 | A | 1.00 | BSB 12.00 | 3,640,170 |
| 200 | A | 1.377 7 | 1.00 | A | 1.00 | A | 1.00 | 1,446,000 | 1.00 | A | 1.00 | BSB 12.00 | 1,991,140 |
| 300 | A | 0.110 7 | 1.00 | A | 1.00 | A | 1.00 | 144,000 | 1.00 | A | 1.00 | BSB 12.00 | 15,840 |

| | | | | | | | | |
|--------|-------------|---|----|------|---|----------|-----------|-----------|
| TOTAL | 2.864 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 7 | N LINGER LONGER CONDOMINIUM; AMENDED O MASTER DEED BK 36108 PG 259; PLAN BK 702 PG 84-91 | | | | LAND | 5,647,200 | 2,530,600 |
| St Ind | AVERAGE | T 84-91 | | | | BUILDING | 547,800 | 521,600 |
| Infl | AVERAGE | E | | | | DETACHED | 3,400 | 3,400 |
| | | | | | | OTHER | 1,768,200 | 1,681,400 |
| | | | | | | TOTAL | 7,966,600 | 4,737,000 |

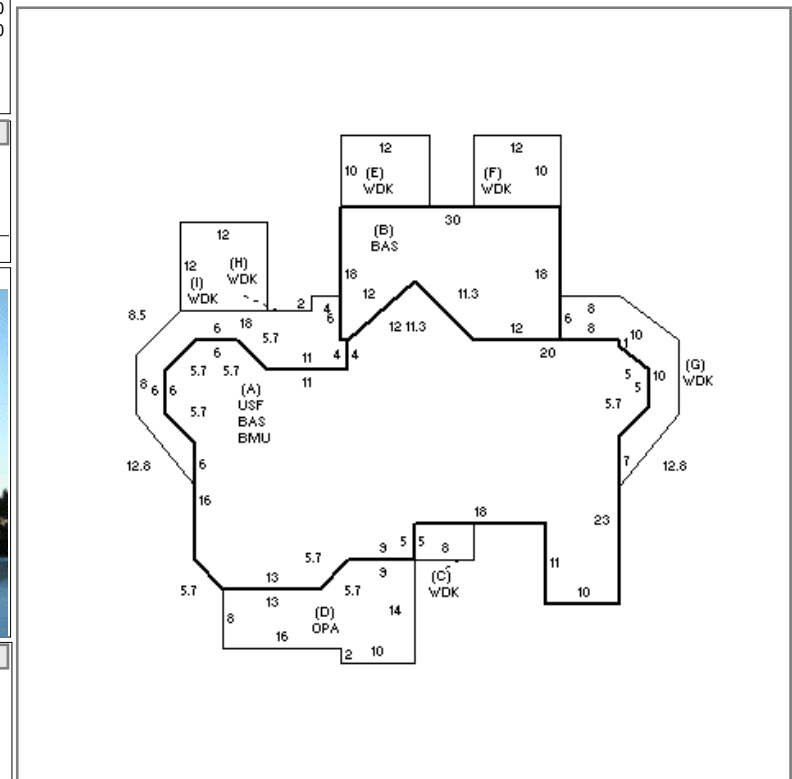
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | G | 1.20 20 0.80 | 8 X 10 | | 80 | 26.41 | 1,700 |
| SHF | G | 1.20 20 0.80 | 8 X 10 | | 80 | 26.41 | 1,700 |



BLDG COMMENTS

LINGER LONGER-6 UNITS



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | LIST | 4/25/2008 | JH |
| STYLE | 16 | 1.50 | B&B [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | V | 1.25 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1907 | SIZE ADJ | 0.984 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 740,256 |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|------------|-------------|-------|-----------|-----------|---------|-----------|---------|
| NET AREA | 4,208 | DETAIL ADJ | 1.382 | FOUNDATION | 1 | PIER | 1.00 | A | BMU | N | BSMT UNF | 1,868 | | 49.65 | 92,747 | | |
| \$NLA(RCN) | \$176 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,868 | 1907 | 142.49 | 266,170 | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | A | USF | L | UP-STRY FIN | 1,868 | 1930 | 142.49 | 266,170 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | B | BAS | L | BASE AREA | 472 | 1930 | 142.49 | 67,255 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 0.95 | C | WDK | N | WOOD DECK | 40 | | 27.55 | 1,102 | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.04 | D | OPA | N | OPEN PORCH | 272 | | 35.88 | 9,759 | | |
| | | | | HEATING/COOL | 5 | ELECTRIC BB | 0.98 | E | WDK | N | WOOD DECK | 120 | | 27.54 | 3,305 | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | F | WDK | N | WOOD DECK | 120 | | 27.54 | 3,305 | | |
| | | | | | | | | G | WDK | N | WOOD DECK | 158 | | 27.54 | 4,352 | | |
| | | | | | | | | H | WDK | N | WOOD DECK | 234 | | 27.55 | 6,446 | | |
| | | | | | | | | I | WDK | N | WOOD DECK | 144 | | 27.55 | 3,967 | | |
| | | | | | | | | F22 | O | FPL 2S ZOP | 1 | | 15,678.00 | 15,678 | | | |

| | | |
|----------------|-----------|-----------|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | V | |
| EFF. YR/AGE | 1992 / 31 | |
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | \$547,800 |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.043

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | | 2 | 2 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

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

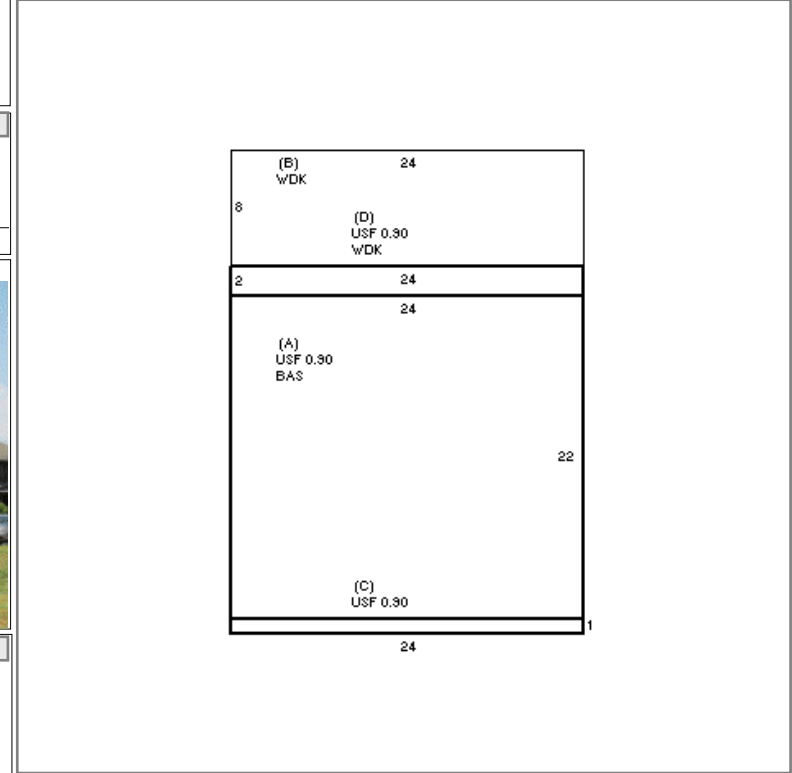
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|--------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 204,900 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



| BLDG COMMENTS |
|---------------|
| WINDWARD -#5 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|---------------|-------|------------|-------|--------------|----|-------------|------|
| NET AREA | 1,068 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 |
| \$NLA(RCN) | \$266 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 6 | SALTBOX | 1.00 |
| STORIES | 1.9 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 2 | 1.00 | | HEATING/COOL | 7 | FL/WALL UN | 0.98 |
| FIXTURES | 6 | \$8,034 | | FUEL SOURCE | 2 | GAS | 1.00 |
| GARAGE SPACES | 0 | 1.00 | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 528 | 1930 | 309.75 | 163,549 |
| + | WDK | N | WOOD DECK | 240 | | 40.38 | 9,690 |
| + | USF | L | UPPER STORY FIN | 540 | 1994 | 191.30 | 103,300 |

| TOTAL RCN | 284,573 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | A |
| EFF. YR/AGE | 1977 / 46 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$204,900 |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.044

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | | 3 | 3 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

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

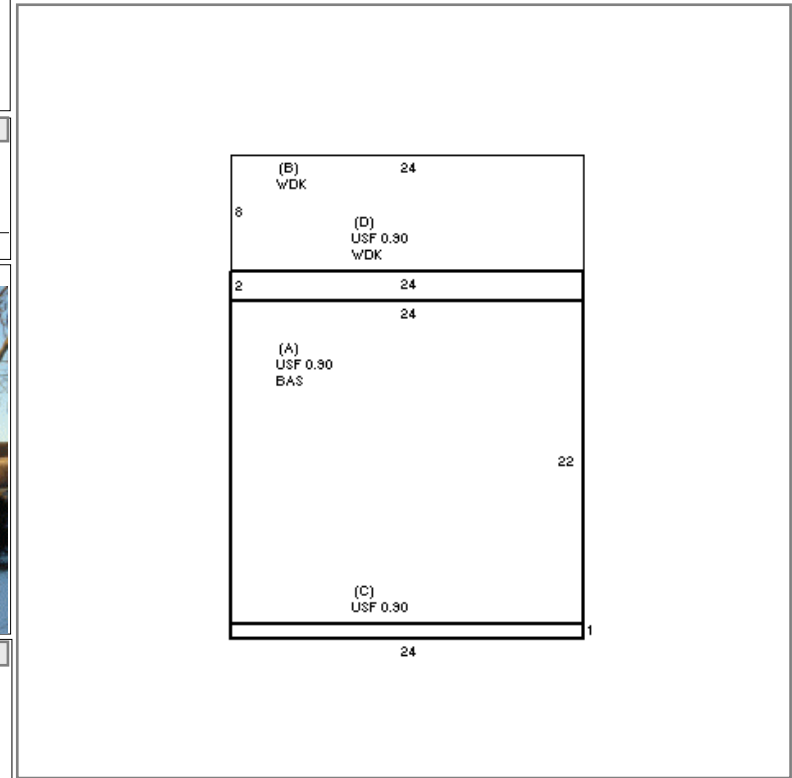
DETACHED

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|--------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 204,900 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



| BLDG COMMENTS |
|----------------|
| BE CALMED -#23 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 1,068 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$266 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.9 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 6 | \$8,034 | |
| GARAGE SPACES | 0 | 1.00 | |
| % BSMT FIN | 0 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 528 | 1930 | 309.75 | 163,549 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | + | WDK | N | WOOD DECK | 240 | | 40.38 | 9,690 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 540 | 1992 | 191.30 | 103,300 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 7 | FL/WALL UN | 0.98 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 284,573 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | A |
| EFF. YR/AGE | 1977 / 46 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$204,900 |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.045

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | | 4 | 4 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

| 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 | 209,200 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

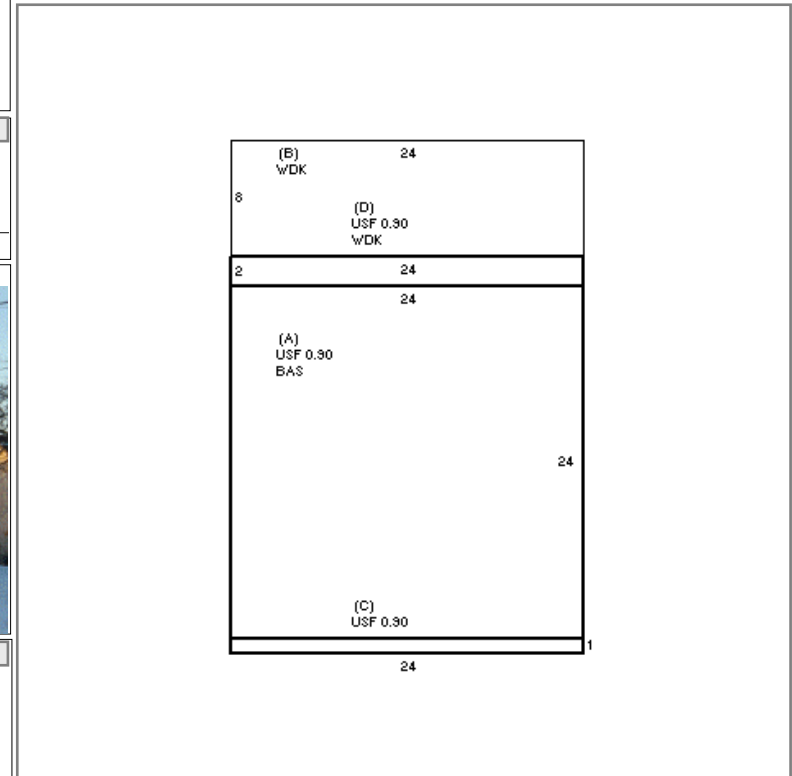
DETACHED

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



BLDG COMMENTS

SEA MIST- #45



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 1,159 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$265 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.9 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 6 | \$8,034 | |
| GARAGE SPACES | 0 | 1.00 | |
| % BSMT FIN | 0 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 576 | 1930 | 309.75 | 178,417 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | + | WDK | N | WOOD DECK | 240 | | 40.38 | 9,690 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 583 | 1993 | 191.30 | 111,525 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 7 | FL/WALL UN | 0.98 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 307,666 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF. YR/AGE | 1969 / 54 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$209,200 |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.046

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | | 5 | 5 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

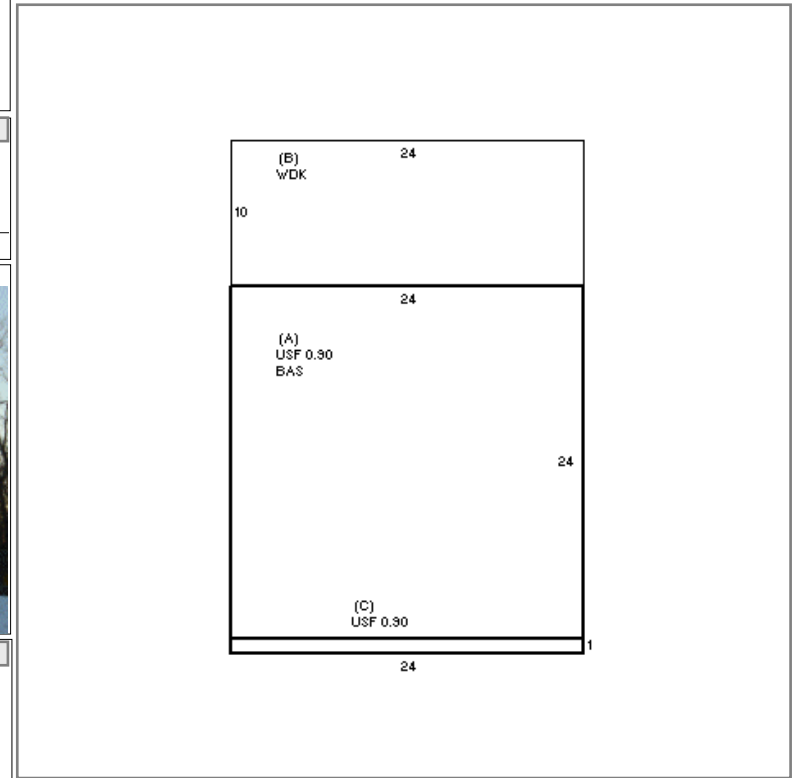
LAND

| 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 | 194,600 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|--|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 01/10/2011 |
|  | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,116 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 576 | 1930 | 309.75 | 178,417 |
| \$NLA(RCN) | \$268 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | WDK | N | WOOD DECK | 240 | | 40.38 | 9,690 |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 540 | 1991 | 191.30 | 103,300 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 7 | FL/WALL UN | 0.98 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 299,441 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | G | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT/ELEC | A | |
| EFF. YR/AGE | 1963 / 60 | |
| COND | 35 | 35 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 35 | % GD 65 |
| RCNLD | \$194,600 | |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.047

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER, NON-TAX CONDO | | | | 6 | 6 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

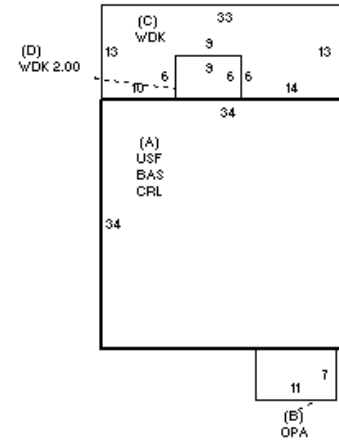
LAND

| 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 | 564,000 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



BLDG COMMENTS

BAY VIEW -#40

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/23/2007 | RJM |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 2007 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 2,312 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$262 | OVERALL | 1.080 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 3 | 1.00 | |
| FIXTURES | 9 | \$12,636 | |
| 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 3 | FOUN WALL | 1.00 | A | CRL | N | BSMT CRAWL | 1,156 | | 27.70 | 32,021 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,156 | 2007 | 274.21 | 316,983 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,156 | 2007 | 190.45 | 220,162 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | OPA | N | OPEN PORCH | 77 | | 54.00 | 4,158 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 483 | | 42.34 | 20,449 |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 606.409 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | A |
| EFF.YR/AGE | 2016 / 7 |
| COND | 7 7 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 7 % GD 93 |
| RCNLD | \$564,000 |

Key: 944

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.049

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|--------------------------|------------|--------------|--|
| LINGER LONGER CONDOMINIUM TRUST CAROL AUSTIN ET AL, TRUSTEES PO BOX 1880 BREWSTER, MA 02631 | | 103-13-0 | 261 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------------|------|--------|-------|----|--------|---|
| 9960 | 100 | OTHER.NON-TAX CONDO | | | | 8 | 8 of 8 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

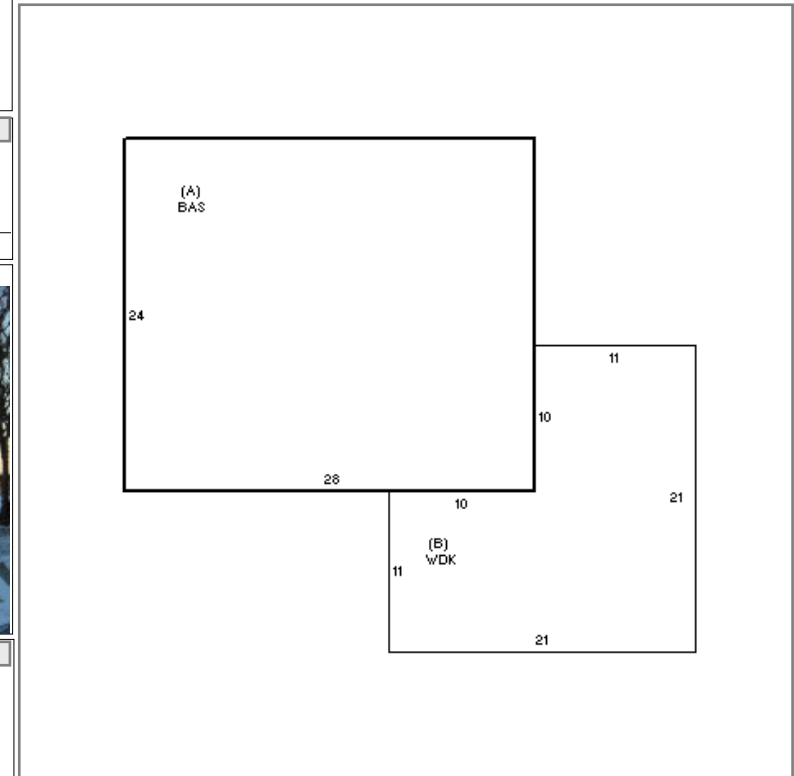
LAND

| 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 | 130,200 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|--|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 01/10/2011 |
|  | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2008 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 8/7/2019 | EMZ |
| QUALITY | - | 0.90 | MINUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 672 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 672 | 1930 | 261.78 | 175,919 |
| \$NLA(RCN) | \$285 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | WDK | N | WOOD DECK | 341 | | 35.28 | 12,030 |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 5 | ELECTRIC BB | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 191,459 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | G | |
| KITCHEN | V | |
| BATHS | G | |
| HEAT/ELEC | A | |
| EFF.YR/AGE | 1969 / 54 | |
| COND | 32 | 32 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 32 | % GD 68 |
| RCNLD | \$130,200 | |