

Key: 949

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.053

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| BRECKENRIDGE R WARREN TRUSTEE THE 18 BEAVER ROAD REALTY TRUST 23 WILDFLOWER LANE YARMOUTHPORT, MA 02675 | | | | 103-12-0 | | | | 18 BEAVER ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRECKENRIDGE R WARREN TRU | | | | 08/06/2019 | DC | | 16213-61 | | | | |
| BRECKENRIDGE DOROTHY J & | | | | 01/09/2003 | F | 100 | 16213-61 | | | | |
| BRECKENRIDGE DOROTHY J & | | | | 01/21/1994 | A | 100 | 9013-268 | | | | |

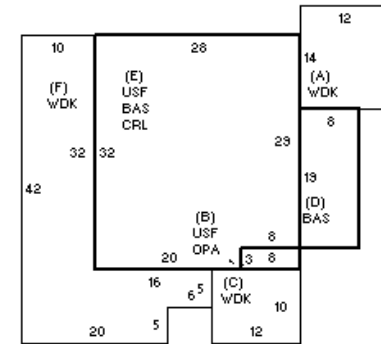
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 281 | 06/15/2010 | 2 | ADD | 50,000 | 03/02/2012 | MR | 100 | 100 |
| 434 | 08/18/1998 | 2 | ADD | 2,000 | | | 100 | 100 |
| 548 | 09/20/1995 | 3 | OUT BUILDING | 1,000 | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----------|------|------------|-----------|-----|------|--|--|--|-----------|
| 100 | S | 30,927 | 7 | 1.00 | A | 1.00 | A | 1.00 | 1,468,640 | 1.58 | A | 1.00 | BVG | 6.70 | | | | 1,646,970 |

DETAILED

| TOTAL | 30,927 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------|---------|---------|------------------|------------------|-----------|
| Nbhd | NBHD 7 | NOTE | | | | LAND | 1,647,000 | 1,553,800 |
| St Ind | AVERAGE | | BUILDING | 416,100 | 392,900 | | | |
| Infl | AVERAGE | | DETACHED | 1,800 | 1,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 2,064,900 | 1,948,500 | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/21/2021 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/17/2010 | JH |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 3/1/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

GENERATOR
EXTRA SINK ON DECK

UNIT

| YEAR BLT | 1977 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 533,466 | | |
|---------------|-------|------------|-------|--------------|----|---------------|------|------------|-----|-----------------|-------------|-------|------|-----------|-----------------|-------------|------------|--------|---------|
| NET AREA | 1,920 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN WALL | 1.00 | + | WDK | N | WOOD DECK | 838 | | 41.55 | 34,821 | | | | |
| \$NLA(RCN) | \$278 | OVERALL | 1.060 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | OPA | N | OPEN PORCH | 24 | | 53.00 | 1,272 | | | | |
| CAPACITY | | | | | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 896 | 1977 | 192.89 | 172,830 |
| STORIES | 2 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | D | BAS | L | BASE AREA | 152 | 1977 | 276.97 | 42,099 | | | | |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | CRL | N | BSMT CRAWL | 872 | | 28.41 | 24,772 | | | | |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | E | BAS | L | BASE AREA | 872 | 1977 | 276.97 | 241,516 | | | | |
| BATHROOMS | 1 | 1.00 | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | MST | O | MAS/METAL STACK | 1 | | | 5,328.60 | 5,329 | | | | |
| BATHROOMS | 1 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | | 2,559.90 | 2,560 | | | | |
| FIXTURES | 6 | \$8,268 | | | | | | | | | | | | | | | | | |
| GARAGE SPACES | 0 | 1.00 | | | | | | | | | | | | | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF. YR/AGE | 1989 / 34 | | |
| | | | | | | | | | | | | | | | | COND | 22 22 % | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 | | |
| | | | | | | | | | | | | | | | | RCNLD | \$416,100 | | |