

Key: 102

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 106

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
HAYES G HOWARD & HAYES STEVEN C TRUSTEES ROBBINS ROAD REAL ESTATE TRUST PO BOX 1048 BREWSTER, MA 02631		50-2-0		50 ROBBINS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HAYES G HOWARD & HAYES ST		12/02/1988	XX		(116359)

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 %
24-285	04/10/2024	7	ALTERATIONS	75,000			0 0
	10/31/2019	30	ABATEMENT RE		11/25/2019	JMG	100 100
238	04/05/2002	7	ALTERATIONS	10,000			100 100

LEGAL LAND

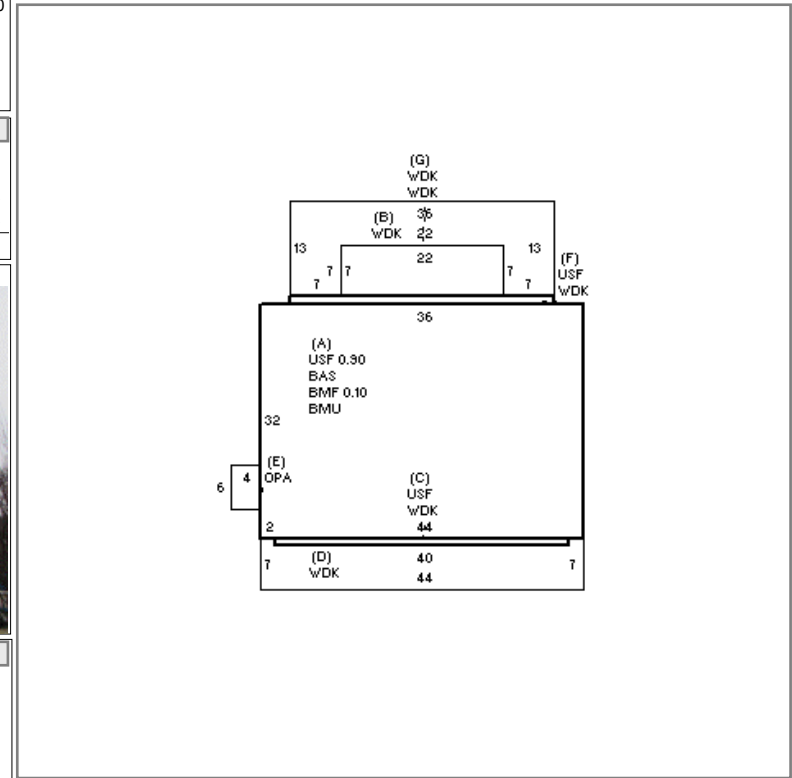
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,440	2	1.00	A	1.00	A	1.00	2,192,000	2.09	A	1.00	BEX	10.00		2,259,950
350	A	0.433	2	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		910

TOTAL	40,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	2,260,900	2,133,000			
St Ind	AVERAGE		BUILDING	703,000	672,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,963,900	2,805,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
TWO BATHS HAVE 4 FIXTURES; 1 EXTRA FIXTURE



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/25/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/25/2019	JMG
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/16/2019	BOA
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BU I L D I N G

YEAR BLT	1988	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	889,880
NET AREA	2,751	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,408		65.02	91,552	CONDITION ELEM	CD
\$NLA(RCN)	\$323	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	141		49.83	7,026	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,408	1988	298.46	420,239	INTERIOR	A
				ROOF COVER	2	WD SHINGLE	1.01	+	USF	L	UPPER STORY FIN	1,343	1988	208.61	280,157	KITCHEN	G
				FLOOR COVER	5	VINYL	1.00	+	WDK	N	WOOD DECK	966		48.43	46,785	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	24		61.78	1,483	HEAT/ELEC	A
				HEATING/COOL	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	2		3,822.10	7,644		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		12,541.80	12,542		
									ODS	O	OUTDOOR SHOWER	1		2,983.80	2,984		
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		10	1.00														
BEDROOMS		6	1.00														
BATHROOMS		3	1.00														
FIXTURES		12	\$19,469														
GARAGE SPACES		2	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1991 / 32															
COND		21	21 %														
FUNC		0															
ECON		0															
DEPR		21	% GD 79														
RCNLD		\$703,000															