

Key: 1155

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.259

LEG
AL
LAND


CURRENT OWNER		PARCEL ID	LOCATION									
TIANI GARY JAMES & KLEIN ROSEMARY 15 VALLEY ROAD LEXINGTON, MA 02421		115-57-0	20 HILLBOURNE TERRACE									
TRANSFER HISTORY		DOS	T	SALE PRICE		BK-PG (Cert)						
TIANI GARY JAMES & KLEIN		11/09/2022	QS	1,050,000		(231514)						
STRANDBERG EVELYN TRUSTEE		09/08/2011	F	1		(195136)						
STRANDBERG EVELYN R		07/01/1981	XX	27,500		(86033)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,021	8	1.00	8-C	1.00	A	1.00				560,090

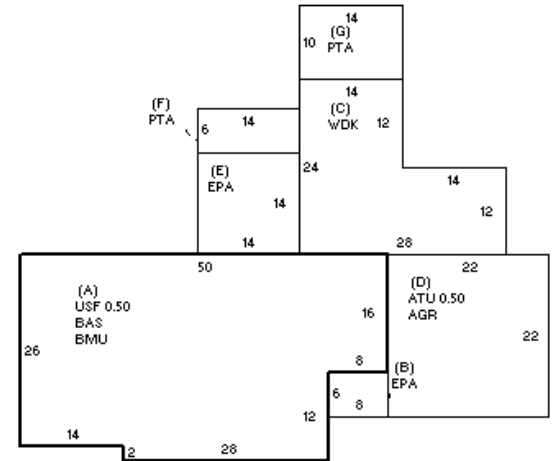
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-416	04/25/2023	7	ALTERATIONS	3,000	05/02/2024	NF	100	100
	11/09/2022	16	MLS REVIEW	1,050,000	07/13/2023	JMG	100	100
379	07/22/2011	7	ALTERATIONS	14,000	03/01/2012	MR	100	100
271	07/10/1992	3	OUT BUILDING	1,200	01/01/1995	RD	100	100

LAND

TOTAL	25,021 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	560,100	528,400
St Ind	HILLBOURNE		BUILDING	512,200	479,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,072,300	1,007,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/20/2024
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/28/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/28/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	673,958				
NET AREA	1,914	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,276		61.57	78,559						
\$NLA(RCN)	\$352	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,276	1986	279.28	356,367						
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	638	1986	208.30	132,895						
				ROOF COVER	2	WD SHINGLE	1.01	+	EPA	N	ENCLOSED PORCH	244		82.09	20,029						
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	504		44.41	22,385						
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	484		44.93	21,745						
				HEATING/COOL	2	HOT WATER	1.00	D	ATU	N	ATTIC UNF	242		60.50	14,642						
				FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	84		20.72	1,740						
												G	PTA	N	PATIO	140		18.02	2,522		
													F21	O	FPL 2S 1OP	1		11,501.10	11,501		
													ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736		
																EFF.YR/AGE	1986 / 37				
																COND	24	24 %			
																FUNC	0				
																ECON	0				
																DEPR	24	% GD 76			
																RCNLD	\$512,200				