

Key: 1165

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.269

LEG
A
L

CURRENT OWNER		PARCEL ID	LOCATION			
FALTER CORPORATION C/O DUFF WHITE 12 CARNEGIE WAY ATTLEBORO, MA 02703		115-41-0	152 HIGHLAND MOORS DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FALTER CORPORATION		08/26/2016	QS	1,098,000	(210501)	
BALCH F MICHAEL & JOAN C		07/01/1985	XX	95,000	(102295)	

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	%
85	02/06/2015	7	ALTERATIONS	20,000	04/18/2016	WFF	100	100
221	04/16/2008	7	ALTERATIONS	2,800	04/07/2009	JH	100	100
NP		12	CYCLICAL NON		06/26/2007	JH	100	100
97	02/28/2006	7	ALTERATIONS	12,000	06/26/2007	JH	100	100

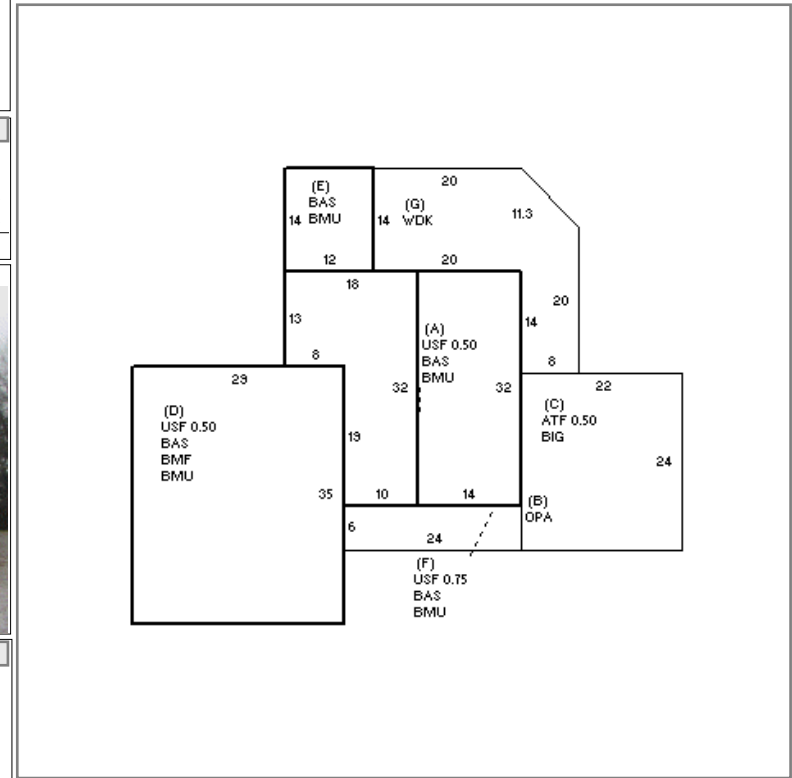
L
A
N
D

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,594	8	1.00	8-C	1.00	A	1.00	876,800	2.01	A	1.00	HWV	4.00			913,070

TOTAL	22,594 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	N O T E	PARTIAL WATERVIEW			LAND	913,100	861,400
St Ind	HILLBOURNE		LAND	960,600	917,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,873,700	1,779,200

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	1/29/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/29/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/2/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,143,574			
NET AREA	3,111	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,055		62.56	128,553					
\$NLA(RCN)	\$368	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,055	1986	291.12	598,244					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,056	1986	231.40	244,360					
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	144		65.61	9,448					
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	528		65.31	34,484					
				INT FINISH	2	DRYWALL	1.00	C	ATF	N	ATTIC FINISH	264		101.04	26,675					
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	D	BMF	N	BSMT FINISH	1,015		44.71	45,377					
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	472		51.44	24,279					
													F21	O	FPL 2S 1OP	1	13,320.30	13,320		
													ODS	O	OUTDOOR SHOWER	1	3,169.00	3,169		
													TOTAL RCN			1,143,574				
													CONDITION ELEM			CD				
													EXTERIOR			G				
													INTERIOR			A				
													KITCHEN			A				
													BATHS			V				
													HEAT/ELEC			G				
													EFF.YR/AGE			2001 / 22				
													COND			16	16 %			
													FUNC			0				
													ECON			0				
													DEPR			16	% GD	84		
													RCNLD					\$960,600		