

Key: 1179

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.284

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ATWOOD STANLEY J TRUSTEE & STEVENS TINA M TRUSTEE 27 PROSPECT STREET HATFIELD, MA 01038				114-43-0				48 CROSBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ATWOOD STANLEY J TRUSTEE				01/31/1997	QS	125,000	(143461)				
CONLIN CHARLES B & PATRIC				08/31/1992	QS	134,000	(127667)				

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	%
758		14	CYCLICAL GRO		01/27/2021	NF	100	100
209	12/27/2011	3	OUT BUILDING	7,000	03/02/2012	MR	100	100
244	04/29/2011	2	ADD	7,000	03/02/2012	MR	100	100
399	06/22/2009	2	ADD	50,000	03/02/2012	MR	100	100
	06/27/2002	7	ALTERATIONS	1,200			100	100

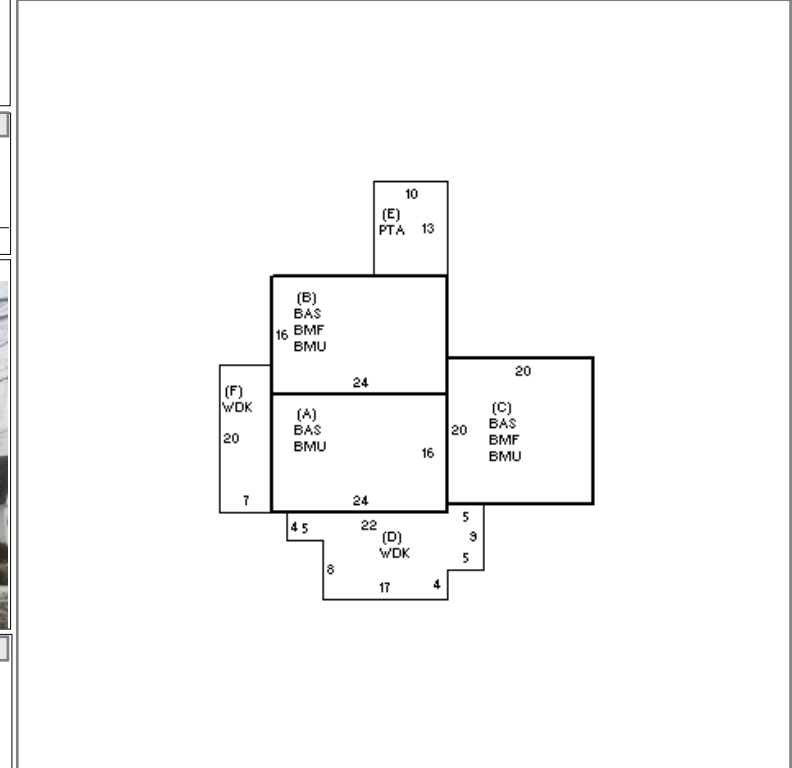
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,849 8	1.00	A	1.00	A	1.00	526,080	2.23	A	1.00	R10 2.40	533,810

TOTAL	19,849 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	533,800	503,600			
St Ind	AVERAGE		BUILDING	347,100	327,800			
Infl	AVERAGE		DETACHED	3,600	3,500			
			OTHER	0	0			
			TOTAL	884,500	834,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X16	2011	192	20.77	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/27/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/2/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,422		
NET AREA	1,168	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,168		58.16	67,928	CONDITION ELEM	CD		
\$NLA(RCN)	\$376	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	768	1974	261.51	200,841	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	784		38.72	30,357	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	400	2011	261.51	104,605	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	409		40.38	16,514	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	130		16.38	2,129	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 10P	1		7,866.10	7,866					
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488					
																		EFF.YR/AGE	1991 / 32
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$347,100