Key: 1421

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.535

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAWLEY MICHAEL TRUSTEE THE MICHAEL HAWLEY TRUST C/O GW & WADE 93 WORCESTER STREET WELLESLEY, MA 02481	90-67-0	83 NELSON STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAWLEY MICHAEL TRUSTEE	08/29/2019	F	100	32255-213
HAWLEY MICHAEL C JR	08/29/2019	A	100	32255-207
HAWLEY WINNIFRED H TRUSTE	10/26/2015	F	100	29226-224

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

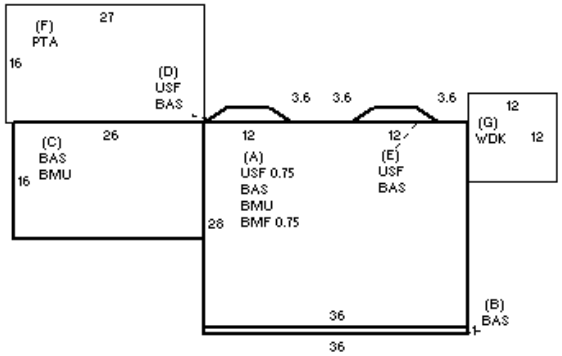
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
498	06/01/2021	7	ALTERATIONS	10,000	02/24/2023	TCK	100	100
20	01/04/2019	7	ALTERATIONS	10,000	07/14/2020	NF	100	100
1013	12/02/2013	7	ALTERATIONS	30,000	08/08/2014	RJM	100	100
NP		12	CYCLICAL NON		10/22/2007	JH	100	100
729	12/05/2005	2	ADD	30,000	05/30/2006	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,362	6 1.00	A 1.00	A 1.00	767,200	1.41	A 1.00	R12 3.50			899,930

TOTAL	36,362 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	COMBINED W/LOT 38 FOR F/Y 2000		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	899,900	679,200
BUILDING	736,900	704,200
DETACHED	15,000	14,800
OTHER	332,600	317,600
TOTAL	**1,984,400**	**1,715,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	15 0.85	22X26	2005	572	28.49	13,900
SHF	A 1.00	30 0.70	6X12		72	22.01	1,100

PHOTO 02/24/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/23/2020	NF
LIST	11/23/2020	EST
REVIEW	3/28/2023	EMZ

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,288	DETAIL ADJ	1.000
$NLA(RCN)	$383	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$15,971
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH	756		51.32	38,795
+	BAS	L	BASE AREA	1,424	1998	329.74	469,555
A	USF	L	UPPER STORY FIN	756	1998	250.95	189,720
+	BAS	L	BASE AREA	72	1992	329.74	23,741
+	BMU	N	BSMT UNFINISHED	1,424		71.84	102,296
+	USF	L	UPPER STORY FIN	36	1992	250.97	9,035
F	PTA	N	PATIO	432		17.36	7,501
G	WDK	N	WOOD DECK	144		53.51	7,705
	F12	O	FPL 1S 2OP	1		12,930.60	12,931

TOTAL RCN	877,249

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2001 / 22		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$736,900

Key: 1421

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.536

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAWLEY MICHAEL TRUSTEE THE MICHAEL HAWLEY TRUST C/O GW & WADE 93 WORCESTER STREET WELLESLEY, MA 02481	90-67-0	83 NELSON STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

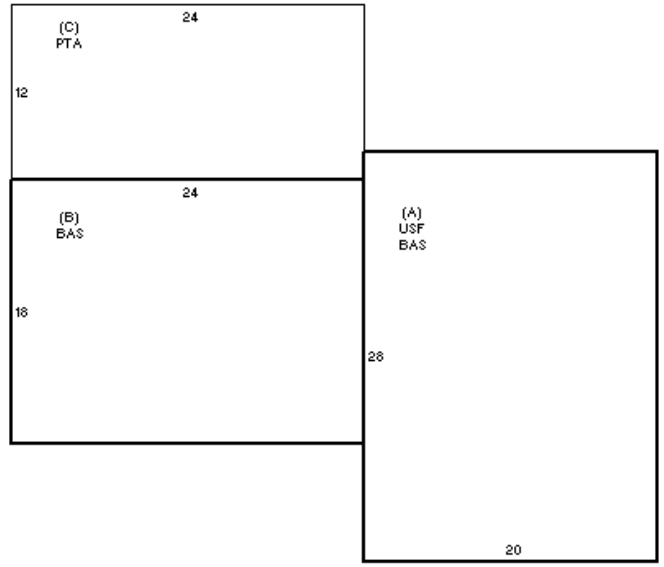
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	332,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/24/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/23/2020	NF
LIST	11/23/2020	EST
REVIEW	3/28/2023	EMZ

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,552	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,939
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	560	1992	268.88	150,574
A	USF	L	UPPER STORY FIN	560	1992	187.58	105,045
B	BAS	L	BASE AREA	432	1992	268.88	116,157
C	PTA	N	PATIO	288		14.45	4,162
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN 382,316

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE 2007 / 16

COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87

RCNLD $332,600