

Key: 143

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 153

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CURRENT OWNER				PARCEL ID				LOCATION			
HAWKINSON KEVIN W & STEPHANIE L 20 CARVER ROAD BREWSTER, MA 02631				50-50-0				20 CARVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAWKINSON KEVIN W & STEPH				10/18/2019	U	825,000	32390-313				
FASSER JOAN C				03/30/2000	A	1	12912-281				
FASSER STUART & JOAN C				09/03/1982	XX		3550-255				

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,430 3	1.00	3A	1.00	A	1.00	1,139,840	7.06	A	1.00	BGD 5.20	1,002,780

TOTAL	5,430 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	N O T E	LAND	1,002,800	946,100			
St Ind	BREWSTER PARK		BUILDING	223,400	211,000			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
			TOTAL	1,228,300	1,159,200			

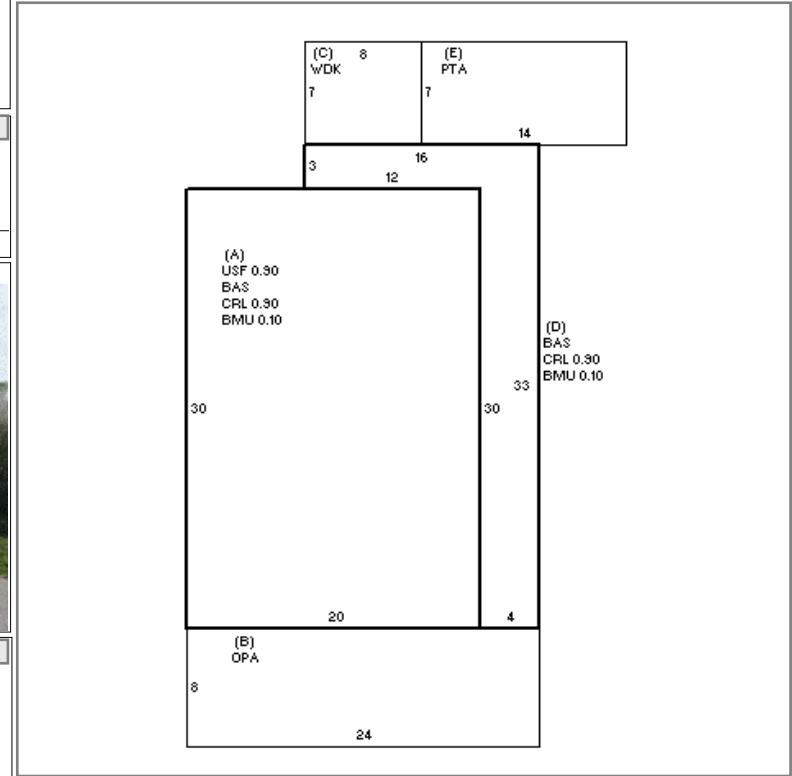
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 80 0.20	12X22+3X7		285	36.79	2,100



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	REF
MODEL	1		RESIDENTIAL	LIST	7/9/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	77		66.84	5,147
EXT COVER	1	WD SHINGLE	1.00	A	CRL	N	BSMT CRAWL	540		30.36	16,397
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	768	1940	290.87	223,388
ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	540	1940	185.72	100,291
FLOOR COVER	2	SOFTWOOD	1.00	B	OPA	N	OPEN PORCH	192		50.00	9,600
INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	56		39.20	2,195
HEATING/COOL	7	FL/WALL UN	0.98	D	CRL	N	BSMT CRAWL	151		30.36	4,585
FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	98		18.29	1,792
					ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

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	%
308	03/31/2021	7	ALTERATIONS	8,500	04/28/2022	TCK	100	100
291	10/18/2019	15	SALE REVIEW	825,000	07/02/2020	JMG	100	100
618	06/21/2010	7	ALTERATIONS	1,800	12/14/2010	JH	100	100
370	09/12/2006	7	ALTERATIONS	4,500	07/09/2007	JH	100	100
	11/09/1990	2	ADD		01/01/1992		100	100



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,308	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,500	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	372,310	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1940 / 83	
COND	40 40 %	
FUNC	0	
ECON	0	
DEPR	40 % GD	60
RCNLD	\$223,400	