

Key: 1447

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.578

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HUGHES THOMAS E & MARTHA N 2 SMITH LANE BREWSTER, MA 02631				90-196-0				2 SMITH LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUGHES THOMAS E & MARTHA				03/21/1991	QS	85,000	7471-186				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
417	08/15/2011	7	ALTERATIONS	2,000	03/13/2012	MR	100	100
NP		12	CYCLICAL NON		03/06/2007	JH	100	100
282	04/07/2003	7	ALTERATIONS	5,000	08/02/2004	WH	100	100
283	04/07/2003	2	ADD	7,000			100	100
274	05/13/2002	2	ADD	1,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	R04	1.15		348,850
300	A	0.041	13	1.00	A	1.00	A	1.00	R04	1.15		570

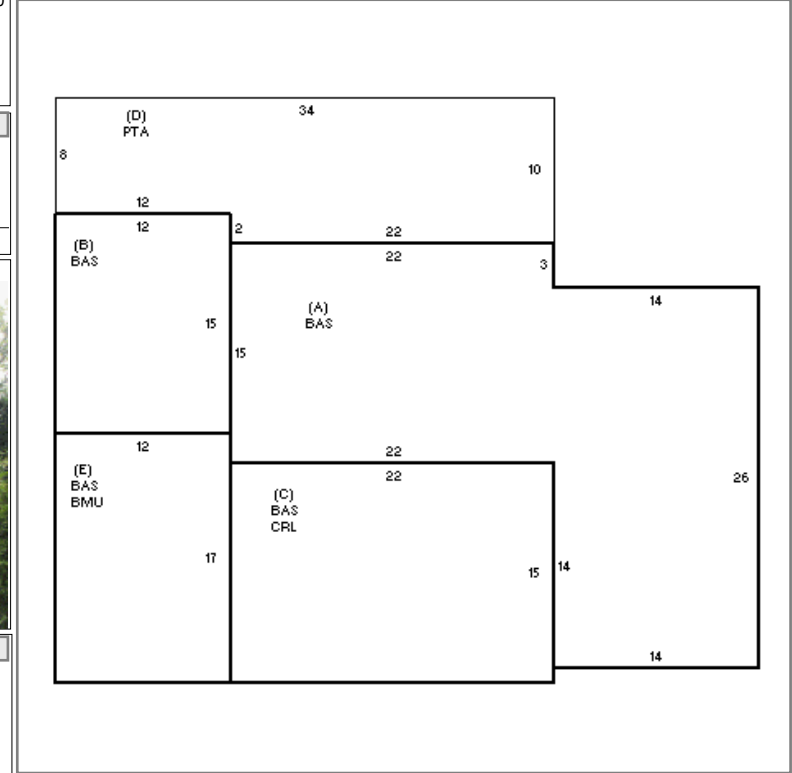
TOTAL	1.418 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	349,400	329,700
St Ind	AVERAGE					BUILDING	243,800	233,800
Infl	AVERAGE					DETACHED	28,500	28,300
						OTHER	81,300	76,700
						TOTAL	703,000	668,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 (30X38)-(10X		1,000	25.66	18,000
STU	G	1.20	20 0.80 10X14	2001	140	60.00	6,700
SHF	A	1.00	30 0.70 8X16		128	21.39	1,900
DDK	A	1.00	30 0.70 10 X 10		100	12.50	900
DDK	A	1.00	30 0.70 14 X 8 ATT		112	12.50	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/7/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETAILED

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,993		
NET AREA	1,408	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	+	BAS	L	BASE AREA	1,024	1945	241.57	247,368	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	384	1992	241.57	92,763	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	330		30.36	10,020	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	316		13.52	4,271	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	E	BMU	N	BSMT UNFINISHED	204		66.85	13,637	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		WPL	O	WHIRLPOOL	1		7,734.00	7,734	HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1961 / 62
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$243,800

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.579

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION							
HUGHES THOMAS E & MARTHA N				90-196-0				2 SMITH LANE							
2 SMITH LANE				TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
BREWSTER, MA 02631															


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

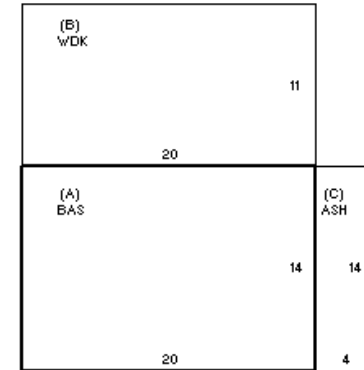
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	81,300	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/10/2019
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/10/2019	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/7/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	97,937		
NET AREA	280	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	280	1999	294.71	82,520	CONDITION ELEM	CD		
\$NLA(RCN)	\$350	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	220		38.42	8,452	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	56		27.42	1,536	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		GFP	O	GAS FIREPLACE	1		3,063.50	3,064	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,366.70	2,367	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	7	FL/WALL UN	0.98												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$81,300

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CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	.00
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00