

Key: 14511

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.444

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
DONLAN JOHN J & JANE C TRUSTEES HAMMIE TRUST 155 OLD RED TOP ROAD BREWSTER, MA 02631				12-82-0				155-157 OLD RED TOP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONLAN JOHN J & JANE C TR				07/22/2019	F	100	32171-261				
DONLAN JOHN J & JANE C				11/01/2005	QS	789,000	20429-130				
BRADFORD PAUL & NANCY				02/18/1993	P	36,000	8450-182				

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	%
979	11/16/2018	7	ALTERATIONS	12,700	07/24/2019	NF	100	100
		5	OTHER		05/16/2018	NF	100	100
68	02/15/2008	1	NEW CONSTRUC	30,000	01/29/2013	SF	100	100
587	11/08/1996	3	OUT BUILDING	15,000			100	100
572	12/01/1993	5	OTHER	4,700	01/01/1995	RD	100	100

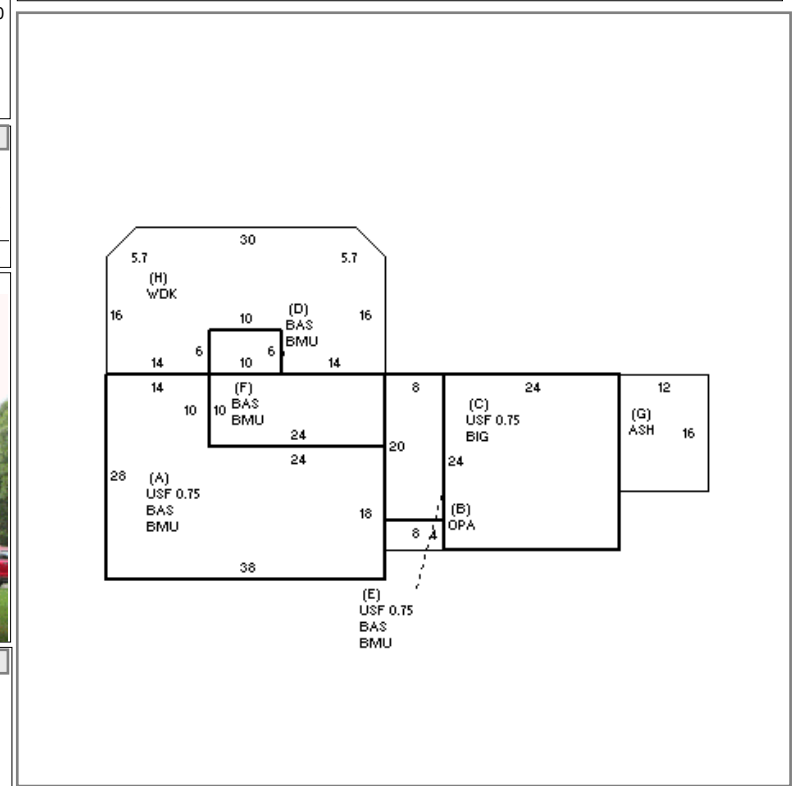
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	A	1.00	A	1.00				303,350
300	A	1,398	12	1.00	A	1.00	A	1.00	R03	1.00		16,780

TOTAL	2.775 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE Split from 37-33 for FY 11 Plan 631/100 Lot 2	LAND	320,100	302,000			
St Ind	AVERAGE			BUILDING	569,800	538,200			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	408,600	386,000			
				TOTAL	1,298,500	1,226,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
COLONIAL IS 155 OLD RED TOP
CAPE IS 157 OLD RED TOP



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2017	REF
MODEL	1		RESIDENTIAL	LIST	1/10/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/1/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,454	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,284		57.06	73,260
\$NLA(RCN)	\$290	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,044	1993	258.83	270,213
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	1,170	1993	185.16	216,638
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	32		52.50	1,680
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	576		51.10	29,432
				INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	240	1993	258.83	62,118
				HEATING/COOL	2	HOT WATER	1.00	G	ASH	N	ATT SHED	192		27.72	5,321
				FUEL SOURCE	2	GAS	1.00	H	WDK	N	WOOD DECK	684		41.16	28,154
									F21	O	FPL 2S 1OP	1		10,658.60	10,659
									ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	712,295	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1993 / 30		
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$569,800	

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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 %

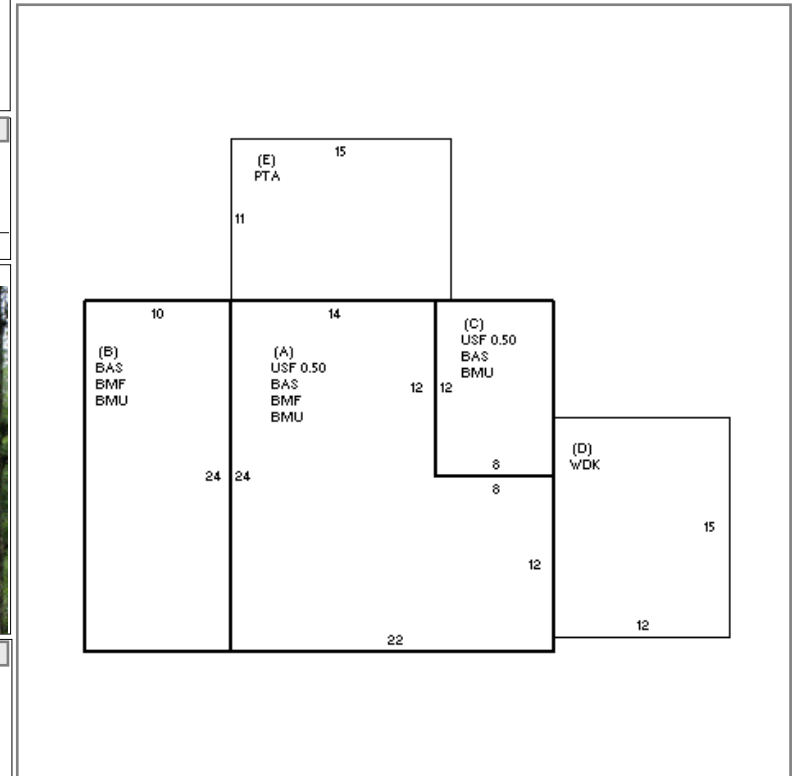
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	408,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/5/2010	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	8/1/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	157 OLD RED TOP ROAD		

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	444,164		
NET AREA	1,032	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		76.26	58,567	CONDITION ELEM	CD		
\$NLA(RCN)	\$430	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	672		46.01	30,922	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	528	1997	356.02	187,981	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	264	1997	227.33	60,014	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BASE AREA	240	1997	356.03	85,446	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	180		47.98	8,637	HEAT/ELEC	G		
				HEATING/COOL	2	HOT WATER	1.00	E	PTA	N	PATIO	165		18.49	3,050				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2015 / 8
																		COND	8 8 %
																		FUNC	0
																		ECON	0
																		DEPR	8 % GD 92
																		RCNLD	\$408,600