

Key: 1609

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.747

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| HARTZELL A NEIL & JILL M 19 FRANKLIN RODGERS ROAD HINGHAM, MA 02043 | | | | 78-65-0 | | | | 42 FOSTER ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HARTZELL A NEIL & JILL M | | | | 06/09/2017 | U | 500,000 | 30546-164 | | | | |
| STANTON BARCLAY R JR & | | | | 11/08/2011 | F | 1 | 25822-184 | | | | |
| STANTON BARCLAY R JR | | | | 09/06/1996 | F | 100 | 10377-235 | | | | |

| 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 % |
| 5 | 01/03/2018 | 14 | CYCLICAL GRO | | 11/04/2020 | NF | 100 100 |
| | 06/09/2017 | 7 | ALTERATIONS | 5,000 | 07/08/2019 | NF | 100 100 |
| | 04/09/2015 | 15 | SALE REVIEW | 500,000 | 07/09/2018 | JMG | 100 100 |
| | 02/17/2015 | 7 | ALTERATIONS | 4,031 | 04/25/2016 | WFF | 100 100 |
| | | 7 | ALTERATIONS | 7,000 | 02/03/2017 | NF | 100 100 |

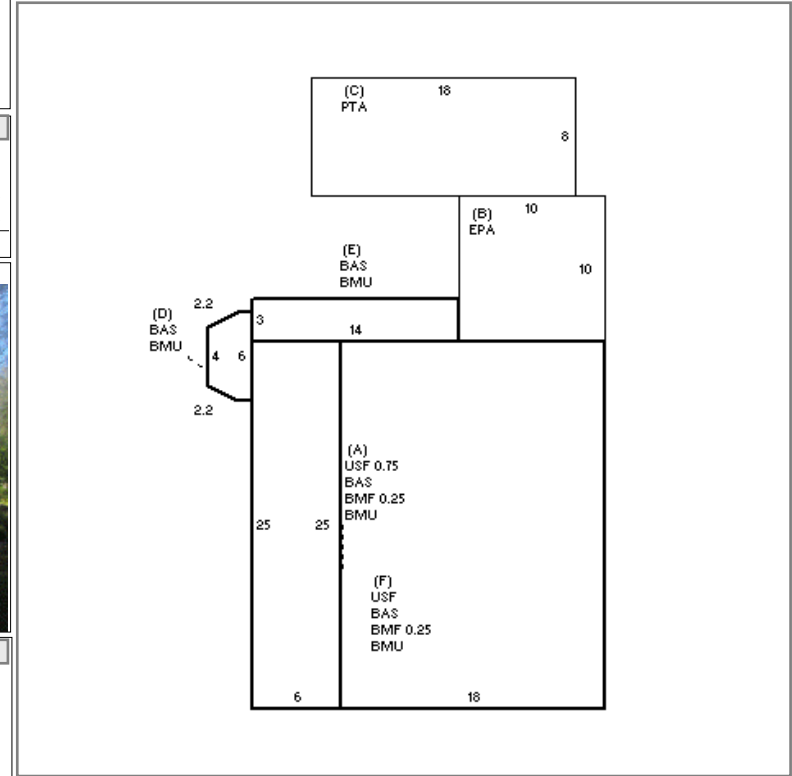
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 11,500 | 5 | 1.00 | 5-A | 1.00 | A | 1.00 | 416,480 | 3.55 | A | 1.00 | R10 | 1.90 | | 389,790 |

| TOTAL | 11,500 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 5 | NOTE | | | | LAND | 389,800 | 367,700 |
| St Ind | CATHEDRAL RD | | LAND | 362,900 | 342,800 | | | |
| Infl | AVERAGE | | DETACHED | 9,300 | 9,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 762,000 | 719,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| DGF | A | 1.00 | 10 0.90 14X20 | | 280 | 36.79 | 9,300 |



BLDG COMMENTS
EXTRA SINK
BMF=FR (EST PER PERMIT)



DETACHED

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/4/2020 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/4/2020 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 1/5/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|------|-----------|---------|
| NET AREA | 1,221 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 658 | | 68.53 | 45,096 |
| \$NLA(RCN) | \$338 | OVERALL | 1.100 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 150 | | 44.37 | 6,655 |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | + | BAS | L | BASE AREA | 658 | 1940 | 319.96 | 210,531 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | USF | L | UPPER STORY FIN | 563 | 1940 | 204.30 | 115,019 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | B | EPA | N | ENCLOSED PORCH | 100 | | 101.84 | 10,184 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | PTA | N | PATIO | 144 | | 17.49 | 2,519 |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F21 | O | FPL 2S 1OP | 1 | | | 11,166.10 | 11,166 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | | 2,656.50 | 2,657 |

| TOTAL RCN | 412,407 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | E |
| KITCHEN | E |
| BATHS | E |
| HEAT/ELEC | E |
| EFF.YR/AGE | 2009 / 14 |
| COND | 12 12 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 12 % GD 88 |
| RCNLD | \$362,900 |