

Key: 1641

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.785

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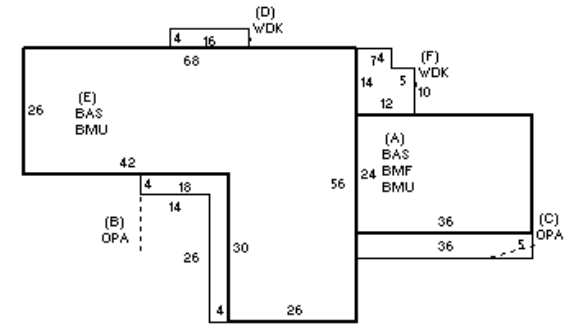
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CURRENT OWNER				PARCEL ID				LOCATION					
HAYES G HOWARD TRUSTEE HOJO REALTY TRUST PO BOX 1048 BREWSTER, MA 02631				78-118-0				2404 MAIN STREET					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
HAYES G HOWARD TRUSTEE				12/10/2021	F	1	34736-334						
HAYES G HOWARD				12/22/1999	QS	396,000	12740-009						
FREDERICKSON HUGO F				12/22/1970	XX		1494-761						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	40,000	CIM	1.00	31	1.00	A	1.00	322,400	1.00	A	1.00	296,050
303	A	0.426	CIM	1.00	31	1.00	A	1.00	14,200	1.00	A	1.00	6,050

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3400	100	GEN OFFICE BLDG				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-946	03/28/2024	22	I & E				0 0
	02/23/2023	7	ALTERATIONS	20,000	05/21/2024	PJK	100 100
	01/15/2021	22	I & E				0 0
	02/28/2020	22	I & E				0 0
785	09/11/2018	7	ALTERATIONS	5,000	06/24/2019	TCK	100 100

TOTAL	1.344 Acres	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E				LAND	302,100	290,500
St Ind	VB FOSTER-ELLIS					BUILDING	274,100	265,100
Infl	AVERAGE					DETACHED	900	900
						OTHER	0	0
						TOTAL	577,100	556,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	G	1.20	20 0.80 4 X 6		24	48.72	900



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2008	JH
MODEL	6		CIM-6	LIST	3/26/2008	JH
STYLE	20	1.20	OFFICE BUILDING [80%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [80%]			
FRAME	1	1.00	WOOD FRAME [80%]			

BLDG COMMENTS
SOTHEBYS REALTY

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YEAR BLT	1970	SIZE ADJ	1.129	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,237
NET AREA	4,276	DETAIL ADJ	1.161	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	864		25.82	22,310	CONDITION ELEM	CD
\$NLA(RCN)	\$93	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	L	BSMT FIN	864	0	42.47	36,693	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	864	1970	73.67	63,647	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	+	OPA	N	OPEN PORCH	356		20.19	7,186		
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	64		21.23	1,359		
				INT. FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNF	2,548		25.82	65,795		
				HEATING/COOL	11	HOT WT/COOL AIR	1.02	E	BAS	L	BAS AREA	2,548	1970	73.67	187,699		
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	148		21.24	3,143		
									F11	O	FPL 1S 1OP	1		9,405.00	9,405		
EFF.YR/AGE 1983 / 40																	
COND 31 31 %																	
FUNC 0																	
ECON 0																	
DEPR 31 % GD 69																	
RCNLD \$274,100																	