

Key: 1776

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.921

LEGAL

LAND


DETACHED

BUILDING

| CURRENT OWNER   |   |          |      | PARCEL ID  |      |            |              | LOCATION           |     |      |            |           |
|---|---|----------|------|------------|------|------------|--------------|--------------------|-----|------|------------|-----------|
| HANSON JANE L & CHARLES H<br>159 CONSODINE ROAD<br>BREWSTER, MA 02631 |   |          |      | 67-98-0    |      |            |              | 159 CONSODINE ROAD |     |      |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                    |     |      |            |           |
| HANSON JANE L & CHARLES H   |   |          |      | 05/23/2008 | F    |            | 22934-151    |                    |     |      |            |           |
| HANSON JANE L & CHARLES H   |   |          |      | 05/23/2008 | F    |            | 22934-171    |                    |     |      |            |           |
| HANSON JANE L & CHARLES H   |   |          |      | 11/20/2003 | QS   | 562,000    | 17950-204    |                    |     |      |            |           |
| CD  | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE   | SAF          | Topo               | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 59,677   | 13   | 1.00       | A    | 1.00       | A            | 1.00               | R03 | 1.00 |            | 302,560   |

| 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    | %   |
| 784    | 09/25/2014 | 77            | SOLAR PANELS | 26,000  | 06/08/2015 | MW | 100    | 100 |
| 726    | 12/16/2011 | 2             | ADD          | 220,000 | 02/04/2013 | SF | 100    | 100 |
| 665    | 11/16/2011 | 7             | ALTERATIONS  | 1,000   | 03/14/2012 | MR | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON |         | 02/27/2007 | JH | 100    | 100 |
| 174    | 04/04/1994 | 2             | ADD          | 15,000  | 06/07/1996 | JB | 100    | 100 |

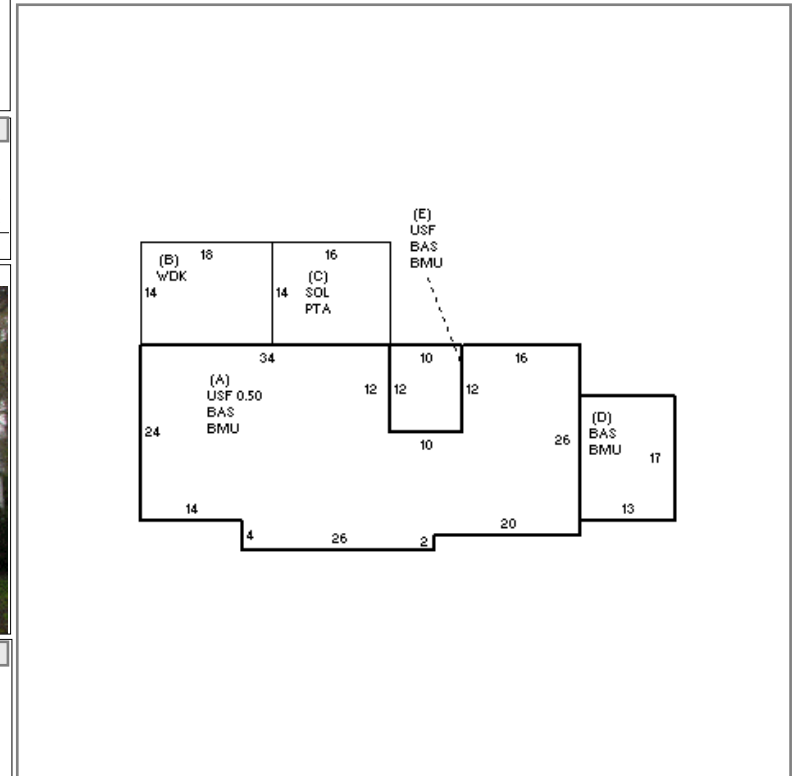
| TOTAL  | 1.370 Acres | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS         |
|--------|-------------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd   | NBHD 13     | NOTE   |          |         |         | LAND         | 302,600          | 285,400          |
| St Ind | AVERAGE     |        | BUILDING | 847,900 | 810,400 |              |                  |                  |
| Infl   | AVERAGE     |        | DETACHED | 0       | 0       |              |                  |                  |
|        |             |        | OTHER    | 0       | 0       |              |                  |                  |
|        |             |        |          |         |         | <b>TOTAL</b> | <b>1,150,500</b> | <b>1,095,800</b> |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 05/01/2019 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 5/1/2019   | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 5/1/2019   | NF |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 12/31/2019 | MR |
| QUALITY  | G  | 1.30 | GOOD [100%]     |         |            |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |    |

| BLDG COMMENTS                       |
|-------------------------------------|
| 21 SOLAR PANELS<br>FULL BATH IN BMU |



| YEAR BLT      | 1990  | SIZE ADJ   | 0.990 | ELEMENT      | CD | DESCRIPTION | ADJ  |
|---------------|-------|------------|-------|--------------|----|-------------|------|
| NET AREA      | 2,657 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 |
| \$NLA(RCN)    | \$375 | OVERALL    | 1.050 | EXT COVER    | 1  | WD SHINGLE  | 1.00 |
| CAPACITY      |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 |
| STORIES       | 1.5   | 1.00       |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 |
| ROOMS         | 8     | 1.00       |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 |
| BEDROOMS      | 4     | 1.00       |       | INT FINISH   | 2  | DRYWALL     | 1.00 |
| BATHROOMS     | 4     | 1.00       |       | HEATING/COOL | 9  | WARM/CL AIR | 1.03 |
| FIXTURES      | 13    | \$23,069   |       | FUEL SOURCE  | 2  | GAS         | 1.00 |
| GARAGE SPACES | 2     | 1.00       |       |              |    |             |      |
| % BSMT FIN    | 0     | 1.00       |       |              |    |             |      |
| # 1/2 BATHS   | 0     | 1.00       |       |              |    |             |      |
| # OF UNITS    | 1     | 1.00       |       |              |    |             |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN            | 997,536    |
|---|-----|---|-----------------|-------|------|-----------|---------|----------------------|------------|
| + | BMU | N | BSMT UNFINISHED | 1,805 |      | 67.37     | 121,605 | CONDITION ELEM CD    |            |
| + | BAS | L | BASE AREA       | 1,584 | 1990 | 313.12    | 495,985 | EXTERIOR             | G          |
| + | USF | L | UPPER STORY FIN | 852   | 1990 | 245.91    | 209,513 | INTERIOR             | G          |
| B | WDK | N | WOOD DECK       | 252   |      | 52.97     | 13,349  | KITCHEN              | G          |
| C | PTA | N | PATIO           | 224   |      | 19.34     | 4,331   | BATHS                | A          |
| C | SOL | N | SOLARIUM        | 224   |      | 156.89    | 35,143  | HEAT/ELEC            | A          |
| D | BAS | L | BASE AREA       | 221   | 2011 | 313.12    | 69,200  | EFF.YR/AGE 2003 / 20 |            |
|   | BMG | O | BSMT GARAGE     | 2     |      | 4,180.40  | 8,361   | COND                 | 15 15 %    |
|   | F21 | O | FPL 2S IOP      | 1     |      | 13,717.60 | 13,718  | FUNC                 | 0          |
|   | ODS | O | OUTDOOR SHOWER  | 1     |      | 3,263.50  | 3,264   | ECON                 | 0          |
|   |     |   |                 |       |      |           |         | DEPR                 | 15 % GD 85 |
|   |     |   |                 |       |      |           |         | RCNLD                | \$84,900   |