

Key: 1809

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.955

LEGAL


| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|-----------------|------------|--------------|-------------------|------|-----|------------|-----------|
| HINEY MICHAEL J & SANDRA L 6 WILHELMINA AVENUE BURLINGTON, MA 01803 | | | | 66-17-0 | | | | 125 BOG POND ROAD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| HINEY MICHAEL J & SANDRA | | | | 03/05/2021 | J | 105,482 | 33861-19 | | | | | |
| NOBLE JAY D & IRENE C & | | | | 02/26/2015 | F | 1 | 28704-285 | | | | | |
| NOBLE JAY D & | | | | 02/26/2015 | QS | 352,515 | 28704-266 | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 15,720 | 13 | 1.00 | 13A 1.00 A 1.00 | 274,000 | 2.70 | A | 1.00 | R08 | 1.25 | 267,330 |

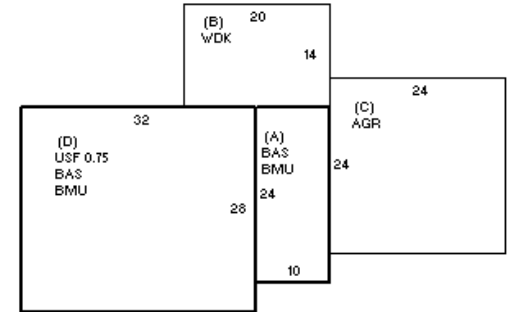
LAND

| TOTAL | 15,720 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 267,300 | 252,200 |
| St Ind | STONEHENGE | | BUILDING | 374,800 | 358,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 642,100 | 611,000 |

| 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 | % |
| 140 | 02/29/2016 | 7 | ALTERATIONS | 4,000 | 03/15/2017 | NF | 100 | 100 |
| 573 | 10/01/2004 | 7 | ALTERATIONS | 7,000 | 03/12/2007 | JH | 100 | 100 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/09/2019 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/9/2019 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/12/2007 | REF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/31/2019 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1980 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 513,423 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,808 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,136 | | 54.77 | 62,218 | | |
| \$NLA(RCN) | \$284 | OVERALL | 0.970 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,136 | 1980 | 246.28 | 279,772 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 280 | | 38.02 | 10,647 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 576 | | 36.79 | 21,192 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | D | USF | L | UPPER STORY FIN | 672 | 1980 | 178.33 | 119,840 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,846.50 | 9,847 | | |
| | | | | HEATING/COOL | 5 | ELECTRIC BB | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,342.60 | 2,343 | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | | | |

| TOTAL RCN | | 513,423 | |
|----------------|----|-----------|----|
| CONDITION ELEM | | CD | |
| EXTERIOR | | A | |
| INTERIOR | | A | |
| KITCHEN | | A | |
| BATHS | | A | |
| HEAT/ELEC | | A | |
| EFF.YR/AGE | | 1980 / 43 | |
| COND | 27 | 27 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 27 | % GD | 73 |
| RCNLD | | \$374,800 | |