

Key: 198

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 211

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION																			
HALKENHAUSER PHILIP H & LEDA F TRUSTEES C/O CLAUDIA JEAN 263 MORELAND STREET WORCESTER, MA 01609		50-84-0		60 HINCKLEY ROAD																			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)																		
HALKENHAUSER PHILIP H & L		07/14/2021	A	10	34291-277																		
HALKENHAUSER LEDA F TRUS		01/10/2002	A	1	14685-179																		
HALKENHAUSER PHILIP H & L		04/23/1973	XX		1844-234																		
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	5,100	3	1.00	3A	1.00	A	1.00	767,200	7.48	A	1.00	BAV	3.50									672,260

TOTAL	5,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	672,300	634,200
St Ind	BREWSTER PARK		BUILDING	110,500	104,300			
Infl	AVERAGE		DETACHED	600	600			
			OTHER	0	0			
						TOTAL	783,400	739,100

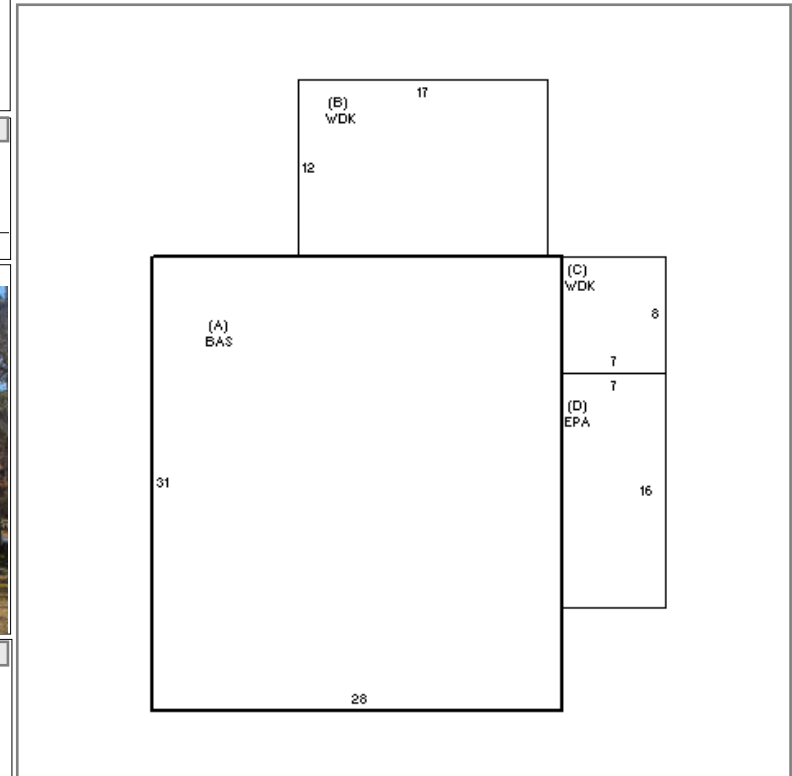
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70 8X7		56	16.05	600



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/23/2018	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/20/2019	MR
QUALITY	L	0.75	LOW COST [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	TOTAL RCN	184,138
NET AREA	868	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	868	1940	186.35	161,755		
\$NLA(RCN)	\$212	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	260		26.46	6,880		
				ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCLOSED PORCH	112		54.34	6,086		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		5,155.00	5,155		
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	13	NONE	0.90										
				FUEL SOURCE	8	NONE	0.95										

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	%
542	06/14/2013	7	ALTERATIONS	4,107	08/06/2014	RJM	100	100



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,633
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1940 / 83
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$110,500