Key: 199

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 212

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SYKES ANDREW M & JILL S 54 HINCKLEY ROAD BREWSTER, MA 02631	50-85-0	54 HINCKLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SYKES ANDREW M & JILL S	09/12/2019	QS	650,000	32292-155
TEITELMAN JILL	08/05/2002	A	1	15439-342
TEITELMAN JILL & ISAACSO	06/30/1994	QS	150,000	9261-198

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

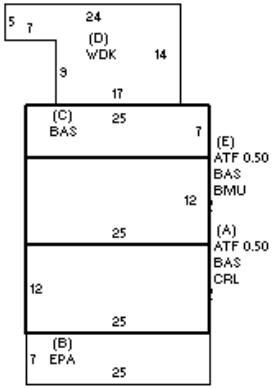
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1001	12/01/2023	7	ALTERATIONS	5,000	04/17/2024	NF	100	100
23-631	05/10/2023	7	ALTERATIONS	15,000	04/17/2024	NF	100	100
22-1022	12/07/2022	7	ALTERATIONS	15,000	04/17/2024	NF	100	100
926	10/07/2021	2	ADD	14,000	02/27/2023	TCK	100	100
658	10/01/2020	3	OUT BUILDING	20,000	04/29/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,550	3 1.00	3A 1.00	A 1.00	767,200	6.91	A 1.00	BAV 3.50			675,690

TOTAL	5,550 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 3	NOTE			
St Ind	BREWSTER PARK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	675,700	637,500
BUILDING	183,600	172,700
DETACHED	0	0
OTHER	68,500	65,400
TOTAL	**927,800**	**875,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/23/2018	NF
LIST	10/3/2007	JH
REVIEW	5/16/2024	EMZ

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	775	DETAIL ADJ	1.000
$NLA(RCN)	$395	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,201
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	300		28.97	8,690
+	BAS	L	BASE AREA	775	1930	277.49	215,055
A	ATF	N	ATTIC FINISH	150		73.46	11,019
B	EPA	N	ENCLOSED PORCH	175		72.96	12,767
D	WDK	N	WOOD DECK	273		37.40	10,210
E	BMU	N	BSMT UNFINISHED	300		63.77	19,132
E	ATF	N	ATTIC FINISH	150		73.46	11,019
	F21	O	FPL 2S 1OP	1		9,684.10	9,684
	ODS	O	OUTDOOR SHOWER	1		2,303.90	2,304

TOTAL RCN	306,080
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1933 / 90		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD			$183,600

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

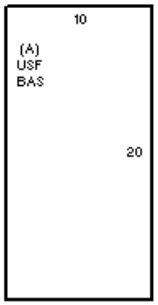
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	68,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2024



BLDG COMMENTS

1ST=OFFICE/HALF BATH; 2ND=EXERCISE ROOM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	0.90	DETACHED [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/29/2022	TCK
LIST	4/29/2022	TCK
REVIEW	5/16/2024	EMZ

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	400	DETAIL ADJ	1.000
$NLA(RCN)	$175	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	2	$1,820
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	200	2021	210.51	42,102
A	USF	L	UPPER STORY FIN	200	2021	130.01	26,002

TOTAL RCN	69,924

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2021 / 2		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			$68,500