

Key: 201

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 215

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHISHOLM THOMAS V & KATHLEEN M TRUSTEES CHISHOLM BREWSTER REALTY TRUST 3 KENDRICK WAY HANOVER, MA 02339				50-87-0				40 HINCKLEY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHISHOLM THOMAS V & KATHL				02/27/2019	F	1	31857-285				
CHISHOLM THOMAS V & KATHL				07/09/2012	N	1	26485-55				
CHISHOLM THOMAS V &				10/04/2010	U	431,250	24883-175				

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	%
NP 227	04/26/1994	12	CYCLICAL NON ADD	800	08/30/2007 01/01/1995	JH RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,080 3	1.00	3A	1.00	A	1.00	767,200	3.99	A	1.00	BAV 3.50	708,220

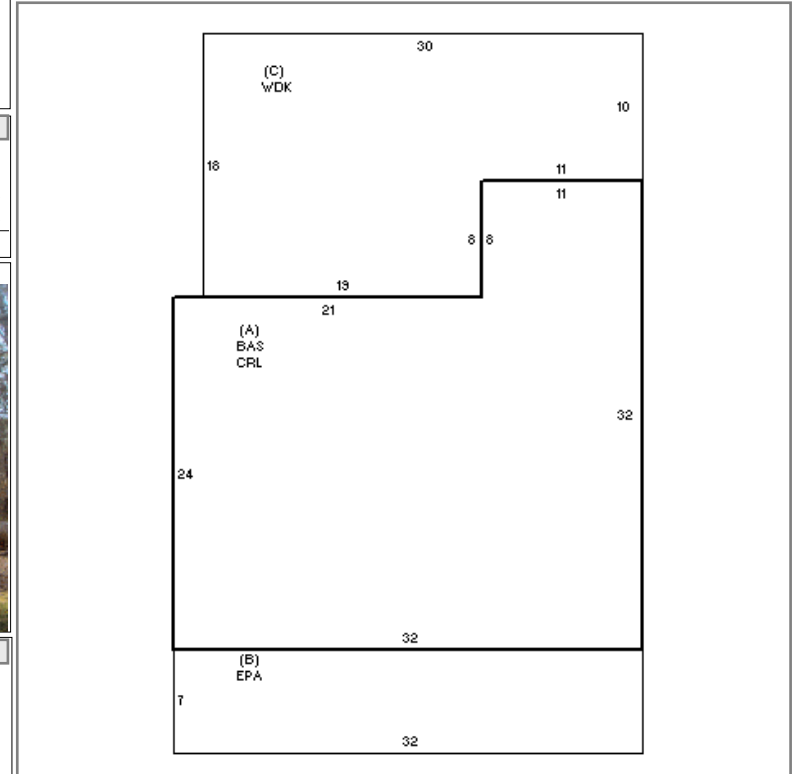
TOTAL	10,080 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	708,200	668,200			
St Ind	BREWSTER PARK		BUILDING	180,000	172,600			
Infl	AVERAGE		DETACHED	4,500	4,500			
			OTHER	0	0			
			TOTAL	892,700	845,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 40 0.60	10X20		200	37.61	4,500



BLDG COMMENTS



BUILDING

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	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	856	DETAIL ADJ	1.000
\$NLA(RCN)	\$339	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,686	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	856		25.33	21,679
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	856	1958	260.90	223,326
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	224		68.47	15,336
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	452		37.04	16,744
FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP		1		7,217.00	7,217
INT FINISH	3	WD PANEL	1.00	ODS	O	OUTDOOR SHOWER		1		2,282.20	2,282
HEATING/COOL	12	OTHER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	290,270
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1958 / 65
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$180,000