

Key: 202

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 216

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
BAILER JOHN & KIMBERLY 3 WILD HOLLY LANE NORFOLK, MA 02056				49-119-0				34 HINCKLEY ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
BAILER JOHN & KIMBERLY				11/16/2011	O	750,000	25845-187						
HARWOOD MARGARET M				02/24/2000	XX		12847-57&58						
HARWOOD HENRY & MARGARET				09/28/1964	XX		1272-194						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,050 3	1.00	3A	1.00	A	1.00	767,200	3.17	A	1.00	BAV 3.50	728,720

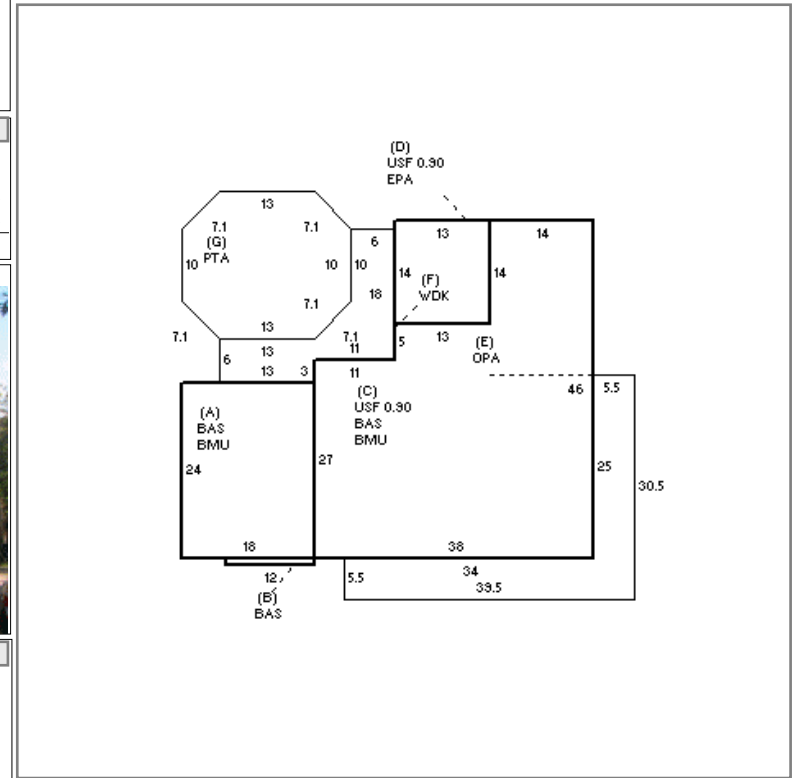
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
976	12/21/2012	5	OTHER		08/06/2014	RJM	100	100
743	10/02/2012	1	NEW CONSTRUC	725,000	04/28/2016	WFF	100	100
715	09/19/2012	6	DEMO	12,800	02/07/2013	MR	100	100
577	09/11/2007	8	YARD ITEMS	725			100	100
NP		12	CYCLICAL NON		08/30/2007	JH	100	100

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TOTAL	13,050 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	728,700	687,500
St Ind	BREWSTER PARK		BUILDING	1,003,300	958,200			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	1,732,700	1,646,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X8		64	22.01	700



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BUILDING	CD	ADJ	DESC	MEASURE	10/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/7/2013	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	10/21/2020	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INTERIOR ESTIMATE PER PLANS

YEAR BLT	2012	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,114,739
NET AREA	3,186	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,789		69.73	124,749		
\$NLA(RCN)	\$350	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	432	2012	315.86	136,453		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,369	2012	315.86	432,416		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,385	2012	230.16	318,770		
				FLOOR COVER	3	W/W CARPET	1.00	D	EPA	N	ENCLOSED PORCH	182		104.25	18,973		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	355		68.16	24,196		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F	WDK	N	WOOD DECK	214		53.44	11,436		
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO	410		17.34	7,109		
									F21	O	FPL 2S 1OP	1		13,837.60	13,838		
									ODS	O	OUTDOOR SHOWER	1		3,292.10	3,292		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2012 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$1,003,300