

Key: 2020

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.172

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BANDERA JOHN & CHRISTINE 28 PROSPECT STREET EAST HINGHAM, MA 02043				49-136-0				566 LOWER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANDERA JOHN & CHRISTINE				12/18/2017	QS	437,500	30971-18				
O'RIORDAN JOHN F III				02/25/2014	H		28000-121				
O'RIORDAN JOHN F III &				09/26/1994	QS	91,000	9380-107				

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	%
24-327	04/05/2024	7	ALTERATIONS	5,200				0 0
	12/18/2017	16	MLS REVIEW	437,500	08/08/2018	JMG	100	100
734	12/18/2002	2	ADD	8,000	05/08/2003	TN	100	100
417	07/28/1999	5	OTHER	1,200	02/09/2000	LB	100	100
335	06/17/1997	2	ADD	15,000	04/28/1999	JB	100	100


LAND

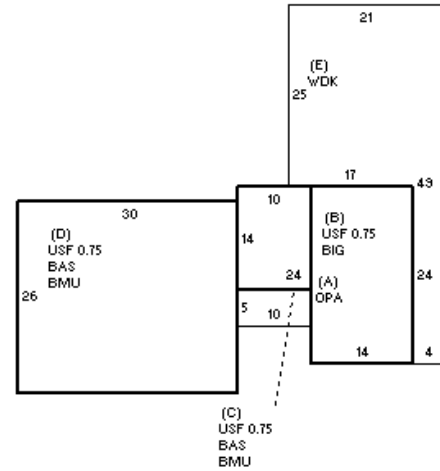
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,780	11	1.00	A	1.00	A	1.00	372,640	2.07	A	1.00	R07	1.70		384,830
350	A	1,500	11	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		3,150

DETACHED

TOTAL	2.000 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	N O T E	LOT 22 DIVIDED F/Y 96 INTO 22-1, 22-2, & 22-3			LAND	388,000	366,100
St Ind	AVERAGE		BUILDING	384,400	368,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	772,400	734,200

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/24/2021
									



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	10/26/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	533,941
NET AREA	1,862	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	OPA	N	OPEN PORCH	50		51.00	2,550		
\$NLA(RCN)	\$287	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	336		55.28	18,573		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	252	2002	185.61	46,774		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	920		60.18	55,366		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	920	1960	271.54	249,820		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	690	1960	185.61	128,072		
				HEATING/COOL	2	HOT WATER	1.00	E	WDK	N	WOOD DECK	621		39.98	24,830		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$384,400