

Key: 2023

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.175

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|----------------|--|--|--|
| HOENER CLAYTON A TRUSTEE CLAYTON A HOENER REVOCABLE TRUST 2 WAYBURN ROAD JAMAICA PLAIN, MA 02130 | | | | 49-145-0 | | | | 195 SWAMP ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| HOENER CLAYTON A TRUSTEE | | | | 06/17/2020 | F | 100 | | 32993-161 | | | |
| HOENER CLAYTON A | | | | 05/23/2003 | QS | 284,900 | | 16973-095 | | | |
| SWITZ DANIEL J & CHRISTIN | | | | 02/28/2000 | QS | 157,500 | | 12852-331 | | | |


| 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 740 | 11/06/2007 | 12 | CYCLICAL NON ADD | 30,000 | 11/26/2007 01/30/2009 | JH JH | 100 100 | 100 100 |

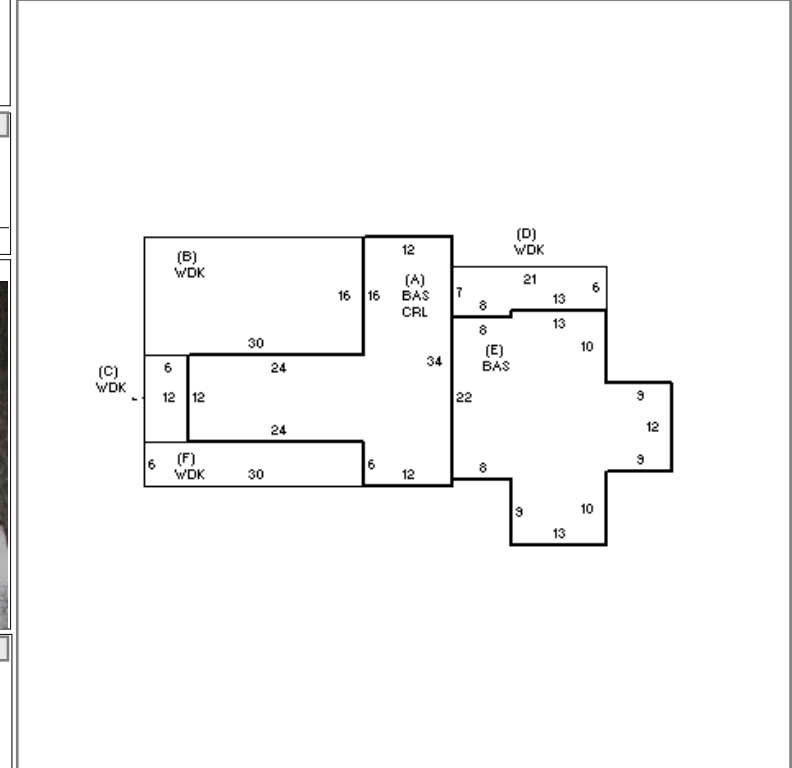
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 33,600 | 11 | 1.00 | A | 1.00 | A | 1.00 | 298,112 | 1.49 | 20 | 0.80 | R07 | 1.70 | | 341,680 |

| TOTAL | 33,600 SF | ZONING | RM | FRNT | 0 | ASSESSED | LAND 341,700 BUILDING 315,400 DETACHED 6,400 OTHER 0 TOTAL 663,500 | CURRENT | 341,700 315,400 6,400 0 626,700 | PREVIOUS | 322,400 297,900 6,400 0 626,700 | | | | | | | |
|--------|-----------|--------|---|------|---|----------|--|---------|---|----------|---|-------|-------|---|-------|---------|----------|---------|
| Nbhd | NBHD 11 | NOTE | Wetlands per site plan for addition-dht | | | | LAND | 341,700 | BUILDING | 315,400 | DETACHED | 6,400 | OTHER | 0 | TOTAL | 663,500 | PREVIOUS | 626,700 |
| St Ind | AVERAGE | Infl | AVERAGE | | | | | | | | | | | | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 02/19/2021 |
|-----|------|------|---------------|----|-------|-----------|-------|--|------------|
| DGF | A | 1.00 | 40 0.60 14X24 | | 336 | 31.80 | 6,400 |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/19/2021 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/31/2008 | JH |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/8/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1967 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 409.665 |
|---------------|-------|------------|--------------|------------|-------------|-------------|-------|------|-----|----------------|-------------|-----------|----------|-----------|-----------|----------------|---------|
| NET AREA | 1,396 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | CRL | N | BSMT CRAWL | 696 | | 27.73 | 19,303 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$293 | OVERALL | 0.980 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 696 | 1967 | 241.57 | 168,133 | EXTERIOR | A |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 866 | 38.42 | 33,268 | INTERIOR | A |
| STORIES | 1 | 1.00 | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | E | BAS | L | BASE AREA | 700 | 2007 | 241.57 | 169,099 | KITCHEN | A | |
| ROOMS | 5 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,484.30 | 7,484 | BATHS | A | |
| BEDROOMS | 2 | 1.00 | INT FINISH | 5 | MIN/OTHER | 0.95 | | ODS | O | OUTDOOR SHOWER | 2 | | 2,366.70 | 4,733 | HEAT/ELEC | A | |
| BATHROOMS | 2 | 1.00 | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | | |
| FIXTURES | 6 | \$7,644 | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| GARAGE SPACES | 0 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |

| EFF.YR/AGE | 1987 / 36 |
|------------|------------|
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | \$315,400 |