Key: 2056

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,208

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRIS JOHN W 36 FRENCH STREET HINGHAM, MA 02043	48-38-0	138 FIDDLERS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRIS JOHN W	05/16/1994	QS	85,500	9193-253

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

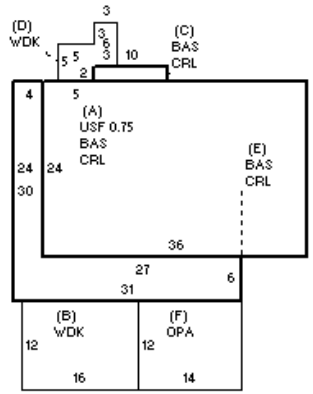
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-338	04/08/2024	9	HVAC	30,000			0	0
24-197	03/05/2024	2	ADD	300,000			0	0
22-893	08/14/2023	2	ADD	300,000	05/07/2024	NF	40	60
36	02/04/1992	5	OTHER	3,000	05/07/2024	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,900	11 1.00	11A 1.00	A 1.00	274,000	1.81	A 1.00	R06 1.25			294,260

TOTAL	25,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	FIDDLERS LANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	294,300	277,600
BUILDING	302,900	189,300
DETACHED	900	900
OTHER	0	0
TOTAL	**598,100**	**467,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	30 0.70	8X10		80	16.05	900

PHOTO 05/21/2024

BLDG COMMENTS

SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/7/2024	NF
LIST	5/7/2024	NF
REVIEW	5/21/2024	EMZ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,814	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,504
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	3	FOUN 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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	864		27.07	23,387
A	BAS	L	BASE AREA	864	1984	256.43	221,559
A	USF	L	UPPER STORY FIN	648	2023	185.69	120,325
+	WDK	N	WOOD DECK	235		39.59	9,304
C	CRL	N	BSMT CRAWL	20		30.66	613
+	BAS	L	BASE AREA	302	2023	256.43	77,443
E	CRL	N	BSMT CRAWL	282		30.67	8,649
F	OPA	N	OPEN PORCH	168		50.50	8,484
	CPC	O	CAPE CELLAR	1		5,858.00	5,858
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	488,564

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

EFF.YR/AGE	2020 / 3	
COND	3	3 %
FUNC	35	UC
ECON	0	
DEPR	38	% GD 62
RCNLD		$302,900