

Key: 2215

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.367

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AL  
LAND

| CURRENT OWNER   |   |          |      | PARCEL ID  |      |            |              | LOCATION           |     |      |            |           |
|---|---|----------|------|------------|------|------------|--------------|--------------------|-----|------|------------|-----------|
| HICKEY BRUCE D & HICKEY NANCY E<br>66 OXFORD STREET<br>WINCHESTER, MA 01890 |   |          |      | 37-71-0    |      |            |              | 50 SEA MEADOW LANE |     |      |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                    |     |      |            |           |
| HICKEY BRUCE D & HICKEY N   |   |          |      | 04/05/2017 | O    | 828,450    | 30423-149    |                    |     |      |            |           |
| KUBESCH JAMES S TRUSTEE   |   |          |      | 06/06/2012 | F    | 1          | 26391-22     |                    |     |      |            |           |
| KUBESCH JAMES S   |   |          |      | 10/30/1996 | I    | 132,900    | 10460-212    |                    |     |      |            |           |
| CD  | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE   | SAF          | Topo               | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 22,000   | 11   | 1.00       | A    | 1.00       | A            | 1.00               | R07 | 1.70 |            | 385,720   |

| CLASS  | CLASS%     | DESCRIPTION   |             |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|-------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |             |         |            | 1   | 1 of 2 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT  | INSP       | BY  | 1st    | %   |
| 184    | 04/14/2017 | 16            | MLS REVIEW  | 828,450 | 06/18/2018 | JMG | 100    | 100 |
| 436    | 03/09/2017 | 7             | ALTERATIONS | 3,500   | 05/30/2018 | NF  | 100    | 100 |
| 330    | 08/09/2005 | 2             | ADD         | 35,000  | 04/14/2006 | JB  | 100    | 100 |
| 545    | 06/09/2003 | 8             | YARD ITEMS  | 800     |            |     | 100    | 100 |
|        | 09/17/2001 | 2             | ADD         | 6,000   | 06/27/2002 | LB  | 100    | 100 |

LAND

| TOTAL  | 22,000 SF | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS         |
|--------|-----------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd   | NBHD 11   | NOTE   |          |         |         | LAND         | 385,700          | 363,900          |
| St Ind | AVERAGE   |        | BUILDING | 835,000 | 798,100 |              |                  |                  |
| Infl   | AVERAGE   |        | DETACHED | 32,100  | 31,900  |              |                  |                  |
|        |           |        | OTHER    | 93,300  | 88,200  |              |                  |                  |
|        |           |        |          |         |         | <b>TOTAL</b> | <b>1,346,100</b> | <b>1,282,100</b> |

DETACHED

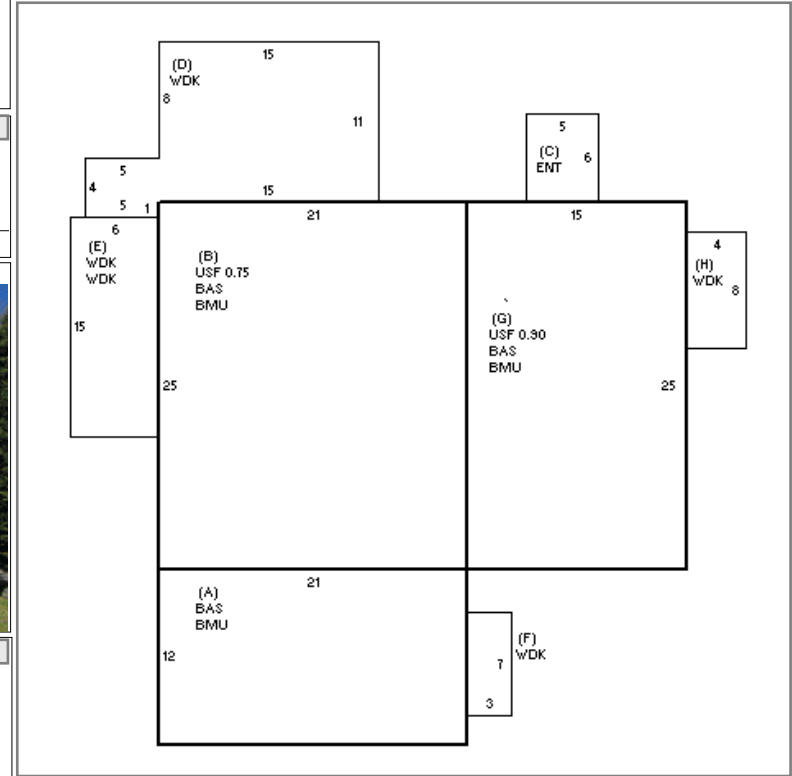
| TY  | QUAL | COND | DIM/NOTE | YB     | UNITS | ADJ PRICE | RCNLD    |        |
|-----|------|------|----------|--------|-------|-----------|----------|--------|
| IPG | G    | 1.20 | 15 0.85  | 12X40  | 2005  | 480       | 65.04    | 26,500 |
| HTB | A    | 1.00 | 20 0.80  |        |       | 1         | 4,058.10 | 3,200  |
| PTD | A    | 1.00 | 20 0.80  | CIRCKE | 2002  | 400       | 7.65     | 2,400  |



BUILDING

| BUILDING | CD | ADJ  | DESC             | MEASURE | 2/25/2021  | NF  |
|----------|----|------|------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL      | LIST    | 12/13/2007 | JH  |
| STYLE    | 4  | 1.02 | CAPE [100%]      | REVIEW  | 11/1/2021  | EMZ |
| QUALITY  | V  | 1.65 | VERY GOOD [100%] |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%]  |         |            |     |

| BLDG COMMENTS |
|---------------|
|               |



BLDG

| YEAR BLT   | 1984  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS      | YB        | ADJ PRICE | RCN       | TOTAL RCN      | 970,896 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|------------|-----------|-----------|-----------|----------------|---------|
| NET AREA   | 1,883 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | +   | BMU | N              | BSMT UNFINISHED | 1,152      |           | 99.68     | 114,837   | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$516 | OVERALL    | 1.070 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | BAS | L              | BASE AREA       | 252        | 2001      | 448.25    | 112,960   | EXTERIOR       | G       |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | +   | BAS | L              | BASE AREA       | 900        | 1984      | 448.25    | 403,427   | INTERIOR       | V       |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | +   | USF | L              | UPPER STORY FIN | 731        | 1984      | 324.58    | 237,271   | KITCHEN        | G       |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | C   | ENT | N              | ENCLOSED ENTRY  | 30         |           | 228.87    | 6,866     | BATHS          | G       |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | +   | WDK | N              | WOOD DECK       | 418        |           | 69.21     | 28,930    | HEAT/ELEC      | A       |
|            |       |            |       | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F21 | O   | FPL 2S 1OP     | 1               |            | 17,921.60 | 17,922    |           |                |         |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 | GFP | O   | GAS FIREPLACE  | 1               |            | 5,519.00  | 5,519     |           |                |         |
|            |       |            |       |              |    |             |      | ODS | O   | OUTDOOR SHOWER | 1               |            | 4,263.70  | 4,264     |           |                |         |
|            |       |            |       |              |    |             |      | WPL | O   | WHIRLPOOL      | 1               |            | 13,654.40 | 13,654    |           |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | EFF.YR/AGE | 2005 / 18 |           |           |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | COND       | 14 14 %   |           |           |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | FUNC       | 0         |           |           |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | ECON       | 0         |           |           |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | DEPR       | 14 % GD   |           | 86        |                |         |
|            |       |            |       |              |    |             |      |     |     |                |                 | RCNLD      |           |           | \$835,000 |                |         |

