

Key: 2223

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.376

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOGUET BRUNO & AMBIKA 21 PAINE STREET WELLESLEY, MA 02481				37-15-0				43 CAPTAIN YOUNGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOGUET BRUNO & AMBIKA				12/21/2020	QS	1,600,000	33599-139				
HOGAN TIMOTHY M TRUSTEE				09/01/2011	F	1	25657-190				
HOGAN TIMOTHY M & JOAN				06/28/1974	XX	315,000	2063-3				

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	%
24-632	07/26/2024	7	ALTERATIONS	125,000				0
351	05/10/2003	14	CYCLICAL GRO		03/16/2018	NF	100	100
		2	ADD	625,000	08/17/2004	WH	100	100

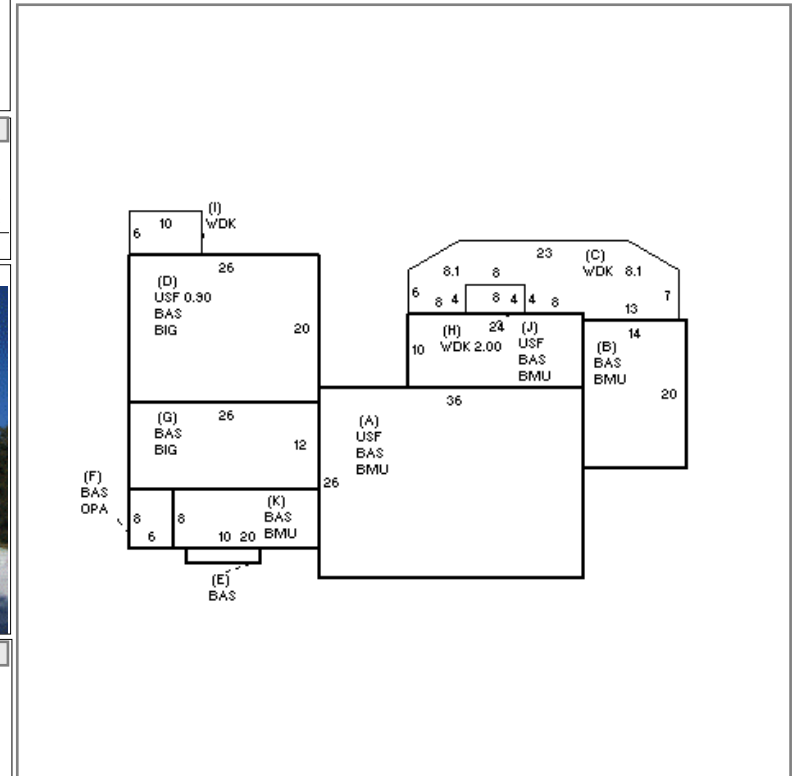
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	1	1.00	A	1.00	A	1.00				779,670

TOTAL	20,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE	LAND	779,700	588,500			
St Ind	AVERAGE		BUILDING	1,306,200	1,233,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,085,900	1,822,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/30/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/30/2021	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,346,579	
NET AREA	4,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,616		68.37	110,492	CONDITION ELEM	CD	
\$NLA(RCN)	\$324	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	936	1977	296.54	277,560	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1977	205.62	192,462	INTERIOR	G
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	447		52.40	23,421	KITCHEN	E	
ROOMS	11	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	520		66.52	34,593	BATHS	E	
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	708	2003	205.62	145,580	HEAT/ELEC	G	
BATHROOMS	3	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	BAS	L	BASE AREA	1,060	2003	296.54	314,330			
FIXTURES	16	\$28,662		FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	48		66.83	3,208			
GARAGE SPACES	3	1.00						+	BAS	L	BASE AREA	520	2003	296.54	154,200			
% BSMT FIN	0	1.00						G	BIG	N	BUILT-IN GARAGE	312		72.44	22,602			
# 1/2 BATHS	1	1.00						F22	O	FPL 2S 2OP	2		16,670.15	33,340	EFF.YR/AGE	2020 / 3		
# OF UNITS	1	1.00						KIT	O	XTRA KITCHEN	1		2,900.60	2,901	COND	3 3 %		
								ODS	O	OUTDOOR SHOWER	1		3,228.00	3,228	FUNC	0		
															ECON	0		
															DEPR	3 % GD	97	
															RCNLD		\$1,306,200	