Key: 242 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 254

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HICKEY THOMAS M & JOAN S TRUSTEES &	**49-59-0**	**27 GLADYS LANE**
MCNAMARA MARY S TRUSTEE		
301 NORTH AVENUE		
APT 8		
WAKEFIELD, MA 01880		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HICKEY THOMAS M & JOAN S	11/08/2021	J	10	34644-48
MCNAMARA MARY S TRUSTEE &	08/07/2018	J	100	31451-161
MCNAMARA MARY S &	10/05/2012	H	531,000	26737-11

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	%
24-23	01/24/2024	7	ALTERATIONS	5,000			0	0
SR23-45	11/06/2023	3	OUT BUILDING	9,400	04/17/2024	NF	100	0
23-1141	10/31/2023	7	ALTERATIONS	5,197	04/17/2024	NF	100	0
23-289	04/03/2023	7	ALTERATIONS	10,500	04/17/2024	NF	100	0
23-62	01/19/2023	7	ALTERATIONS	3,266	04/17/2024	NF	100	0

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,100	2 1.00	A 1.00	A 1.00	767,200	2.80	A 1.00	R12 3.50			744,180

TOTAL	15,100 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 2
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	744,200	561,700
BUILDING	464,600	430,100
DETACHED	2,400	0
OTHER	0	0
TOTAL	**1,211,200**	**991,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X14	2023	112	21.39	2,400

PHOTO 05/16/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/23/2018	NF
LIST	8/20/2007	JH
REVIEW	5/16/2024	EMZ

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,424	DETAIL ADJ	1.000
$NLA(RCN)	$398	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,454
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & 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	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	440		49.10	21,605
B	OPA	N	OPEN PORCH	40		60.60	2,424
C	BMU	N	BSMT UNFINISHED	1,424		63.78	90,830
C	BAS	L	BASE AREA	1,424	1997	292.78	416,923
D	WDK	N	WOOD DECK	168		47.51	7,982
E	PTA	N	PATIO	320		16.38	5,242
	F11	O	FPL 1S 1OP	1		9,256.00	9,256
	ODS	O	OUTDOOR SHOWER	1		2,927.00	2,927

TOTAL RCN	566,643

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

EFF.YR/AGE	1997 / 26

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD	$464,600