

Key: 2576

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.738

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HALLENBECK MARK R & APRIL 43 PAINES CREEK ROAD BREWSTER, MA 02631				36-7-0				43 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALLENBECK MARK R & APRIL				12/27/1996	N	144,000	10545-276				

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	%
23-1074	10/16/2023	7	ALTERATIONS	2,000	06/03/2024	TCK	100	100
612	07/19/2018	7	ALTERATIONS	16,000	07/22/2019	NF	100	100
319	06/13/1995	2	ADD	15,000	06/07/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	28,750	12	1.00	A	1.00	A	1.00	219,200	1.67	A	1.00	RM3	1.00			241,000

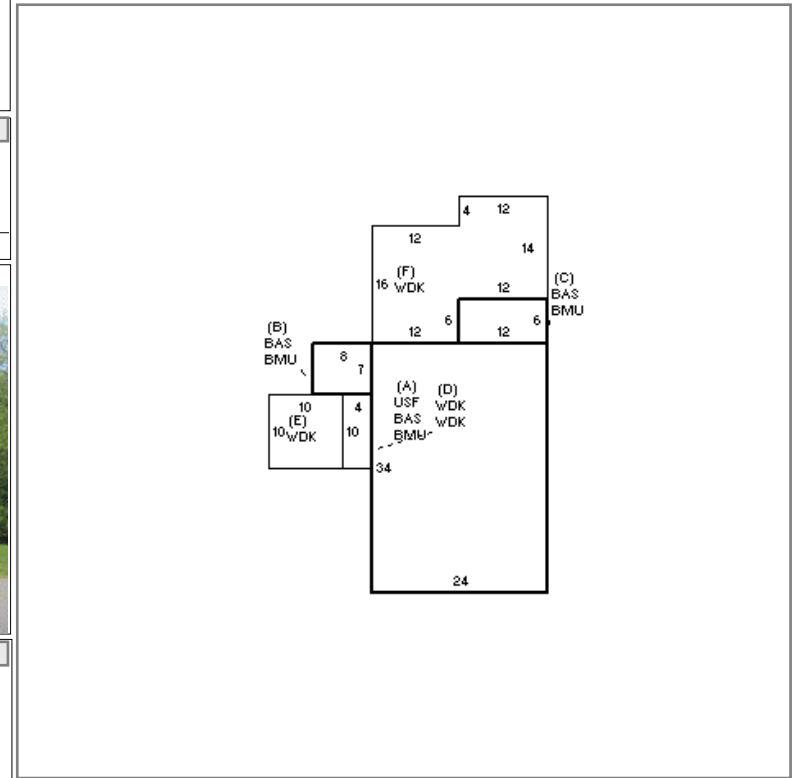
TOTAL	28,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE			LAND	241,000	227,400	
St Ind	AVERAGE		BUILDING	309,900	292,600			
Infl	AVERAGE		DETACHED	5,500	5,400			
			OTHER	0	0			
TOTAL						556,400	525,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	01 1.00		300	18.30	5,500



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/6/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/13/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	944		61.95	58,481
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	944	1860	279.53	263,878
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	816	1860	191.07	155,914
ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	540		41.16	22,226
FLOOR COVER	1	HARDWOOD	1.00		MST	O	MAS/METAL STACK	1		5,278.40	5,278
INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	1,760	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.050
CAPACITY	UNITS	ADJ	
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	516,503
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$309,900