Key: 2657

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,825

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ONEIL SHEILA H TRUSTEE SHEILA H ONEIL TRUST 14 HUNTLEY ROAD HINGHAM, MA 02043	25-58-0	64 DILLINGHAM ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ONEIL SHEILA H TRUSTEE	11/25/2022	QS	935,000	35503-116
CARRINGTON DAVID & SZOKOL	12/11/2020	QS	678,000	33569-10
OMARA THOMAS J & SUSAN	05/28/2002	QS	320,000	15200-033

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

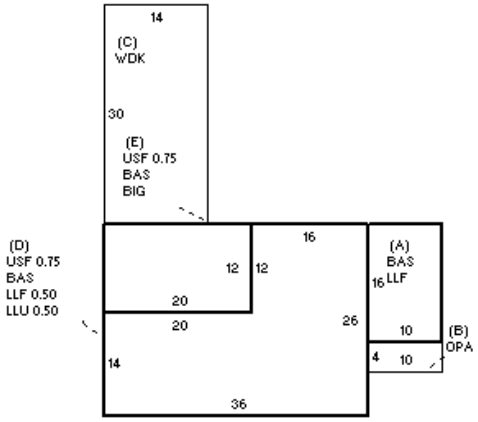
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1227	01/10/2024	7	ALTERATIONS	240,000			0	0
23-502	04/14/2023	7	ALTERATIONS	900	06/04/2024	TCK	100	100
	12/11/2020	16	MLS REVIEW	678,000	03/29/2021	JMG	100	100
730	09/15/2014	7	ALTERATIONS	3,100	05/28/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,622	12 1.00	12M 1.00	A 1.00	252,080	2.25	A 1.00	R06 1.15			255,160

TOTAL	19,622 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STONYBROOK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	255,200	240,700
BUILDING	538,200	508,400
DETACHED	3,100	3,100
OTHER	0	0
TOTAL	**796,500**	**752,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12X14		168	20.77	3,100

PHOTO 06/13/2024

BLDG COMMENTS

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	1/3/2018	NF
LIST	3/29/2021	EST
REVIEW	3/29/2021	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,306	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	$15,015
GARAGE SPACES	1	1.00
% BSMT FIN	40	1.00
# 1/2 BATHS	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	508	1983	143.60	72,950
+	BAS	L	BASE AREA	1,096	1983	274.35	300,693
B	OPA	N	OPEN PORCH	40		52.50	2,100
C	WDK	N	WOOD DECK	420		41.16	17,287
D	LLU	N	LOWER LEVEL UNF	348		97.02	33,763
+	USF	L	UPPER STORY FIN	702	1983	193.04	135,514
E	BIG	N	BUILT-IN GARAGE	240		59.22	14,214
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	604,730

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

EFF.YR/AGE	2011 / 12	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$538,200