Key: 2773

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,938

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HILLEY ERIN C 54 TUBMAN ROAD BREWSTER, MA 02631	47-55-0	54 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HILLEY ERIN C	08/04/2014	A		28303-182
HILLEY ANDREA L	01/11/2002	ML		14688-201
HILLEY ANDREA L	01/11/2002	DC		14688-198

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

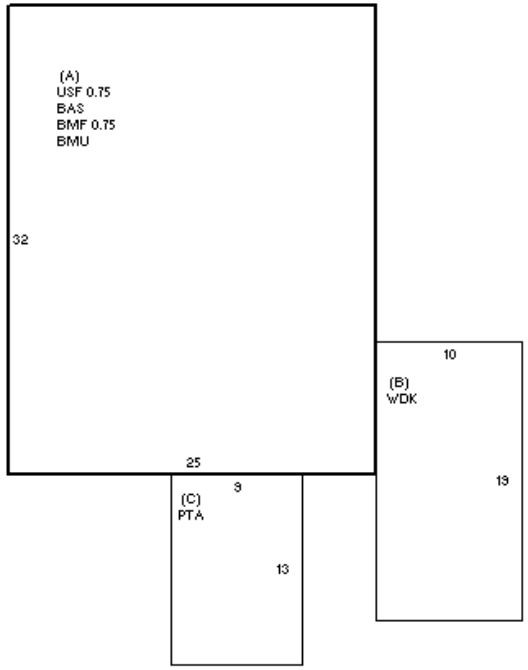
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	50,371	12 1.00	A 1.00	A 1.00	219,200	1.13	A 1.00	RM3 1.00			286,500
350	A	0.336	12 1.00	A 1.00	A 1.00	2,100	1.00	A 1.00	TWP 1.00			710

TOTAL	1.492 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE	SURVEY FOR F/Y 2002 FOR THE BOTTOM PORTION OF THIS LOT ADDED SQ FT OF WETLANDS FROM PREVIOUS PLAN		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	287,200	271,000
BUILDING	445,800	421,200
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**734,200**	**693,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 03/22/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/22/2019	NF
LIST	4/3/2019	NF
REVIEW	12/23/2019	MR

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,400	DETAIL ADJ	1.000
$NLA(RCN)	$408	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$14,882
GARAGE SPACES	0	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	800		79.25	63,400
A	BMF	N	BSMT FINISH	600		51.31	30,784
A	BAS	L	BASE AREA	800	1989	369.99	295,989
A	USF	L	UPPER STORY FIN	600	1989	236.24	141,744
B	WDK	N	WOOD DECK	190		49.86	9,474
C	PTA	N	PATIO	117		20.22	2,366
	F21	O	FPL 2S 1OP	1		12,912.10	12,912

TOTAL RCN	571,552

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

EFF.YR/AGE	1989 / 34	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$445,800