

Key: 33

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 28

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LAND

CURRENT OWNER				PARCEL ID				LOCATION								
HOFFMAN KEVIN & ELIZABETH 20 CLAREMONT STREET NEWTON, MA 02458				38-81-0				286 ROBBINS HILL ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
HOFFMAN KEVIN & ELIZABETH				08/05/2016	QS	1,650,000	(210319)									
DIONNE JOHN N				12/16/2011	QS	1,250,000	(195900)									
SMITH LOTHROP & JANICE D				12/31/2001	A	1	(163878)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	30,800	2	1.00	A	1.00	A	1.00	2,192,000	1.58	A	1.00	BEX	10.00		2,455,970

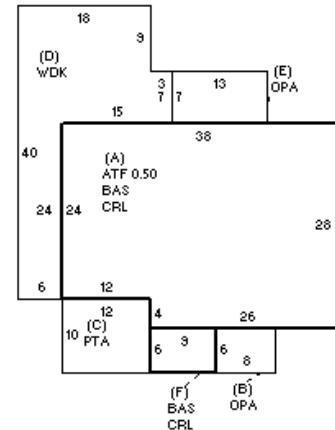
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1001	12/12/2017	7	ALTERATIONS	1,000	04/11/2018	NF	100	100
777	10/12/2012	7	ALTERATIONS	6,570	01/31/2013	MR	100	100
464	06/28/2012	7	ALTERATIONS	23,000	01/31/2013	MR	100	100
463	06/28/2012	7	ALTERATIONS	2,500	01/31/2013	MR	100	100
NP		12	CYCLICAL NON		08/20/2007	JH	100	100

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TOTAL	30,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	2,456,000	2,317,000
St Ind	AVERAGE		LAND	272,300	257,100			
Infl	AVERAGE		BUILDING	5,800	5,800			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	2,734,100	2,579,900

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 10X20		200	41.79	5,800



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2018	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/19/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,589
NET AREA	1,070	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,016		25.65	26,058	CONDITION ELEM	CD
\$NLA(RCN)	\$369	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,070	1967	261.29	279,580	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	508		77.00	39,116	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	139		50.00	6,950	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	120		15.90	1,908	BATHS	A
				INT FINISH	5	MIN/OTHER	0.95	D	WDK	N	WOOD DECK	453		39.20	17,758	HEAT/ELEC	A
				HEATING/COOL	1	FORCED AIR	1.00	F	CRL	N	BSMT CRAWL	54		30.37	1,640		
				FUEL SOURCE	2	GAS	1.00	F	F11	O	FPL 1S 1OP	1		7,637.00	7,637		
									MST	O	MAS/METAL STACK	1		5,027.00	5,027		
									ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415		
																EFF.YR/AGE	1971 / 52
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$272,300