Key: 3373

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.585

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HYORA-WILLIAMS JENNIFER 96 SNOW ROAD BREWSTER, MA 02631	76-41-0	96 SNOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HYORA-WILLIAMS JENNIFER	09/12/2006	A	1	21341-201
HYORA H NICHOLAS ETAL	02/10/1994	QS	88,000	9045-339

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	%
SR22-8	06/27/2022	3	OUT BUILDING	7,000	04/12/2023	MR	100	100
336	05/15/2012	7	ALTERATIONS	4,000	02/04/2013	SF	100	100
909	12/29/2006	2	ADD	98,000	08/01/2007	JH	100	100
		12	CYCLICAL NON		02/17/2004	JB	100	100
516	08/29/1994	5	OTHER	750			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,600	13 1.00	A 1.00	A 1.00	197,280	1.67	A 1.00	RM3 0.90			216,750

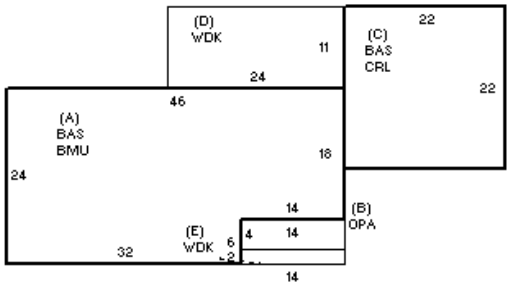
TOTAL	28,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	216,800	204,500
BUILDING	351,800	336,600
DETACHED	3,000	2,900
OTHER	0	0
TOTAL	**571,600**	**544,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6X6		36	22.94	400
SHF	A 1.00	01 1.00	10X12	2022	120	21.39	2,600

PHOTO 02/01/2021



BUILDING

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

MEASURE	2/1/2021	TCK
LIST	8/1/2007	JH
REVIEW	3/10/2021	MR

BLDG COMMENTS

EXTRA FIX

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,504	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,100
GARAGE SPACES	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,020		56.46	57,592
A	BAS	L	BASE AREA	1,020	1968	241.57	246,401
B	OPA	N	OPEN PORCH	56		50.00	2,800
C	CRL	N	BSMT CRAWL	484		30.36	14,696
C	BAS	L	BASE AREA	484	2006	241.57	116,920
+	WDK	N	WOOD DECK	292		39.20	11,446
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	469,007
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$351,800		