

Key: 3403

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.614

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
SHIFMAN NEAL & RAU DEBORAH 7 BARNES BOULEVARD HUDSON, MA 01749				89-58-0				87 NORTH POND DRIVE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
SHIFMAN NEAL & JOHNSON THEODORE				11/20/2012	QS	550,000	26871-58						
JOHNSON THEODORE				07/07/2011	J	175,000	25550-347						
JOHNSON THEODORE				07/07/2011	J	175,000	25550-342						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,000	13	1.00	13M 1.00	A	1.00	416,480	1.80	A	1.00	PF2 1.90	447,730

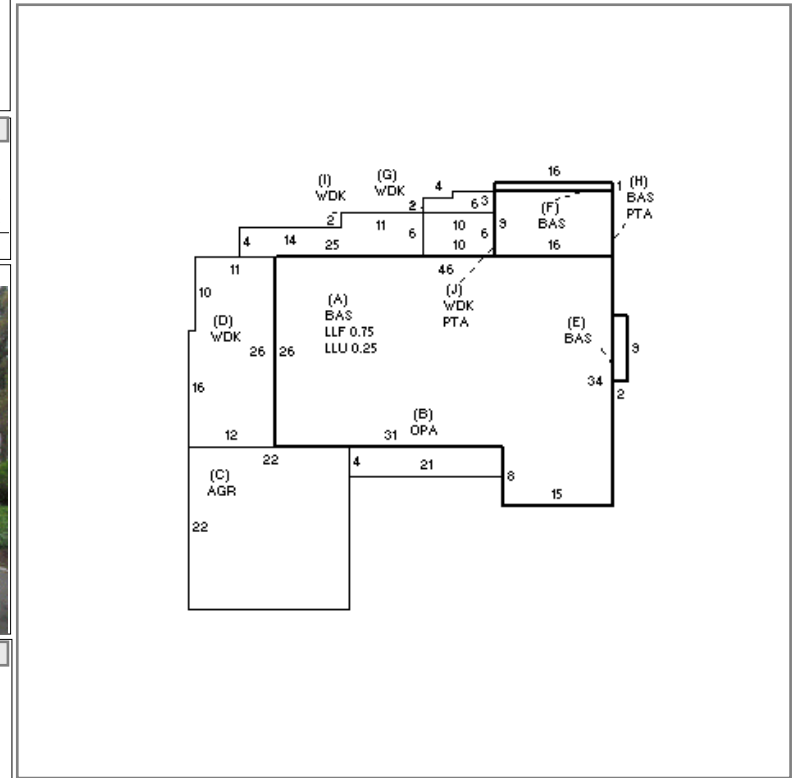
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
937	12/06/2022	2	ADD	50,000	05/20/2024	TCK	100	100
642	08/18/2022	7	ALTERATIONS	1,987	03/08/2023	TCK	100	100
885	11/02/2017	2	ADD	80,000	07/12/2019	TCK	100	100
		12	CYCLICAL NON		04/29/2013	SF	100	100
757	12/27/2011	7	ALTERATIONS	1,500	03/07/2012	MR	100	100

TOTAL	26,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	447,700	422,400
St Ind	LUND FARM		BUILDING	626,400	584,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,074,100	1,006,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 INTERIOR ESTIMATED PER PLANS
 LLF=FAM RM/2 BEDRM/BATH
 INFO @ DOOR (12/28/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/28/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/5/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,481	DETAIL ADJ	1.000
\$NLA(RCN)	\$312	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	\$20,483	
GARAGE SPACES	2	1.00	
% BSMT FIN	75	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	3	WD PANEL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	329		121.32	39,915
A	LLF	L	LOWER LEVEL FIN	987	1973	167.19	165,014
+	BAS	L	BASE AREA	1,334	1973	317.18	423,120
B	OPA	N	OPEN PORCH	84		65.65	5,515
C	AGR	N	ATT GARAGE	484		52.06	25,199
+	WDK	N	WOOD DECK	510		51.47	26,250
+	BAS	L	BASE AREA	160	2017	317.18	50,749
H	PTA	N	PATIO	144		20.88	3,007
J	PTA	N	PATIO	60		27.14	1,628
	F12	O	FPL 1S 2OP	1		12,438.00	12,438

TOTAL RCN	773,316
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$626,400