Key: 3475

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,686

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENCHY ROBERT N & WILLIAM C C/O HENCHY CAMERON C 427 BLUEBERRY POND DRIVE BREWSTER, MA 02631	89-43-0	427 BLUEBERRY POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENCHY CAMERON C	04/19/2024	J	1	(235698)
HENCHY CAMERON C &	04/16/2024	J	1	(176133)
HENCHY ROBERT N & WILLIAM	03/16/2005	A	1	(176133)

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

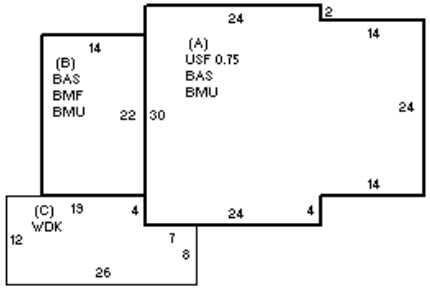
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
877	11/22/2022	7	ALTERATIONS	71,554	03/06/2023	TCK	100	100
254	04/03/2017	7	ALTERATIONS	200	05/25/2018	NF	100	100
181	03/08/2017	7	ALTERATIONS	55,000	05/25/2018	NF	100	100
		12	CYCLICAL NON		04/10/2013	SF	100	100
325	05/11/2012	7	ALTERATIONS	2,300	02/11/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,500	13 1.00	13J 1.00	A 1.00	252,080	1.33	A 1.00	R06 1.15			303,260

TOTAL	39,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	303,300	286,100
BUILDING	550,800	526,500
DETACHED	0	0
OTHER	0	0
TOTAL	**854,100**	**812,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/30/2020	TCK
LIST	11/30/2023	EST
REVIEW	3/30/2023	EMZ

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,156	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
GARAGE SPACES	2	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,364		60.97	83,160
+	BAS	L	BASE AREA	1,364	1980	276.57	377,246
A	USF	L	UPPER STORY FIN	792	1980	206.28	163,372
B	BMF	N	BSMT FINISH	308		45.26	13,939
C	WDK	N	WOOD DECK	284		43.98	12,491
	BMG	O	BSMT GARAGE	2		3,470.90	6,942
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	680,000

CONDITION ELEM	CD
EXTERIOR	G
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			$550,800