

Key: 396

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 414

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER SHACK LLC C/O KELLY HAGEN 678 WINTER STREET HOLLISTON, MA 01746				69-91-0				103 ROBINSON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREWSTER SHACK LLC				07/01/2013	F	100	27509-241				
SWIFT THOMAS & SUSAN & SWIFT JEANNE K				05/12/2009	F	100	23691-110				
				04/02/1991	A	100	7483-124				

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	%
24-667	08/05/2024	7	ALTERATIONS	20,000				0
746	09/29/2022	7	ALTERATIONS	44,800	02/23/2023	TCK	100	100
NP		12	CYCLICAL NON		05/01/2013	SF	100	100
737	12/01/2000	2	ADD	200,000	05/01/2001	LB	100	100
303	10/21/1991	5	OTHER	1,200			100	100

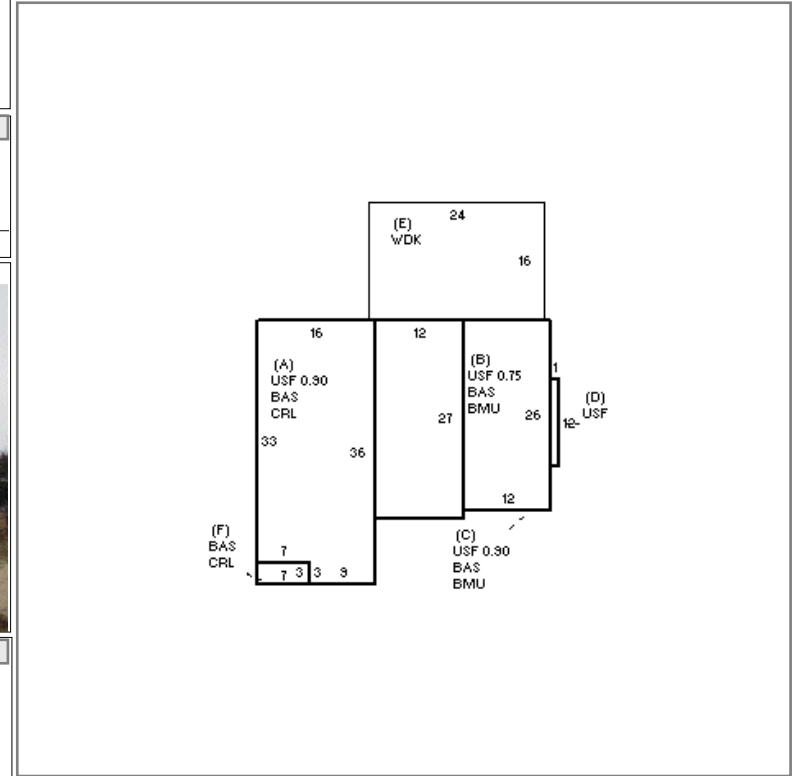
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,642	5	1.00	A	1.00	A	1.00	2,630,400	3.27	A	1.00	BSB	12.00			2,492,790

TOTAL	12,642 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	2,492,800	2,351,800
St Ind	AVERAGE		LAND	545,100	515,000			
Infl	AVERAGE		BUILDING	800	800			
			OTHER	0	0			
						TOTAL	3,038,700	2,867,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50 8X26		208	8.10	800



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/1/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	757,042
NET AREA	2,247	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	555		39.47	21,908	CONDITION ELEM	CD
\$NLA(RCN)	\$337	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,212	1950	320.45	388,385	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,023	2001	229.25	234,520	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	636		80.99	51,513	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	12	1950	229.23	2,751	BATHS	A
				INT FINISH	3	WD PANEL	1.00	E	WDK	N	WOOD DECK	384		50.96	19,569	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	F	CRL	N	BSMT CRAWL	21		39.50	829		
				FUEL SOURCE	3	ELECTRIC	0.95		BMG	O	BSMT GARAGE	1		5,781.10	5,781		
									F21	O	FPL 2S 1OP	1		13,196.30	13,196		

EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$545,100