Key: **422**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 444

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARKER CHRISTOPHER A & AMY G **8 CROCKETT CIRCLE** **HOPEDALE, MA 01747**	**69-24-0**	**40 NAUSET TRAIL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PARKER CHRISTOPHER A & AM	03/10/2003	A	1	(168472)
GILLIS WALTER C &PRISCILL	04/03/2002	A	1	(164777)
GILLIS WALTER C & PRISCIL	10/20/1999	C	300,000	(155235)

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

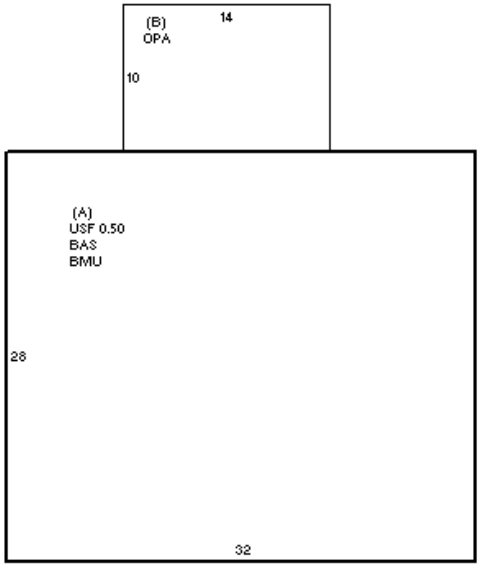
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
410	06/11/2007	7	ALTERATIONS	5,500	09/25/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,280	5 1.00	A 1.00	A 1.00	876,800	3.60	A 1.00	BA+ 4.00			818,420

TOTAL	11,280 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	818,400	772,100
BUILDING	259,000	244,500
DETACHED	6,700	6,700
OTHER	0	0
TOTAL	**1,084,100**	**1,023,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	20X10		200	41.79	5,800
SHF	A 1.00	30 0.70	6X10		60	22.01	900

PHOTO 10/28/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/28/2020	NF
LIST	10/28/2020	EST
REVIEW	1/4/2021	MR

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,630
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		60.18	53,921
A	BAS	L	BASE AREA	896	1948	281.60	252,315
A	USF	L	UPPER STORY FIN	448	1948	189.44	84,868
B	OPA	N	OPEN PORCH	140		51.00	7,140
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	417,692

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$259,000