

Key: 43

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 38

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PYLES THOMAS J & CAROL B 727 MAIN STREET HINGHAM, MA 02043		49-79-0		192 ROBBINS HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PYLES THOMAS J & CAROL B		07/11/1979	XX		(78794)

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 %
NP 551	09/21/2001	12	CYCLICAL NON ALTERATIONS	3,500	08/20/2007	JH	100 100
397	07/14/1997	7	ALTERATIONS	3,000			100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	32,743	2	1.00	A	1.00	A	1.00	2,192,000	1.51	A	1.00	BEX 10.00		2,494,740

TOTAL	32,743 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N O T E	LOT 18-2 AND PART OF 18-3 COMBINED FOR F/Y 98 -- NOW LOTS 5 & 10 ON LCP#13447-E & 13447-F			LAND	2,494,700	2,353,600
St Ind	AVERAGE		BUILDING	170,200	163,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,664,900	2,517,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/28/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/19/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,038	DETAIL ADJ	1.000
\$NLA(RCN)	\$260	OVERALL	0.800

CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$6,240
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,038	1960	209.03	216,975
EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	761		31.36	23,865
ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	240		57.96	13,910
ROOF COVER	1	ASPH/CMP SH	1.00	E	PTA	N	PATIO	72		16.53	1,190
FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP		1		6,109.60	6,110
INT FINISH	5	MIN/OTHER	0.95	ODS	O	OUTDOOR SHOWER		1		1,932.00	1,932
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	270,222
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 63
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63
RCNLD	\$170,200

