Key: 4655

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,866

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HICKEY DENNIS & SUZANNE 926 COMMONWEALTH AVE NEWTON CENTRE, MA 02459	100-24-0	9 BLUEBERRY POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HICKEY DENNIS & SUZANNE	02/12/2021	QS	500,000	(225336)
MASI ANGELO & PAMELA	07/01/2009	QS	330,000	(188944)
HANSON CATHERINE F	02/16/1996	QS	30,000	(139834)

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

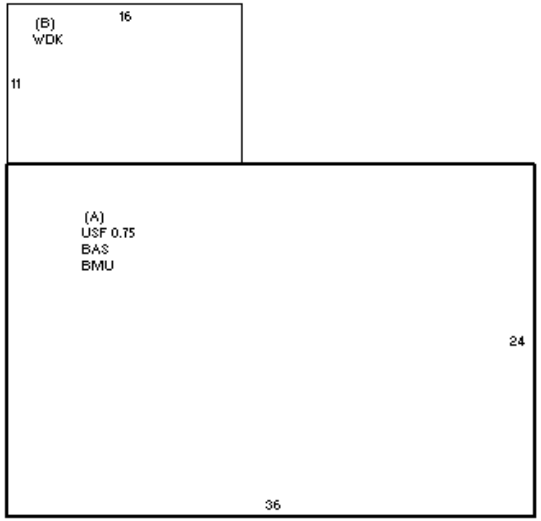
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/12/2021	16	MLS REVIEW	500,000	02/16/2022	JMG	100	100
NP		12	CYCLICAL NON		01/06/2011	JH	100	100
332	07/09/2010	7	ALTERATIONS	5,200	01/06/2011	JH	100	100
246	05/01/2008	2	ADD	4,000	03/28/2009	JH	100	100
		12	CYCLICAL NON		02/07/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,100	13 1.00	13J 1.00	A 1.00	252,080	2.04	A 1.00	R06 1.15			261,190

TOTAL	22,100 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	261,200	246,400
BUILDING	369,000	352,700
DETACHED	0	0
OTHER	0	0
TOTAL	**630,200**	**599,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/23/2020

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	11/23/2020	TCK
LIST	11/23/2020	EST
REVIEW	2/16/2022	JMG

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		60.18	51,996
A	BAS	L	BASE AREA	864	1996	281.60	243,304
A	USF	L	UPPER STORY FIN	648	1996	187.53	121,517
B	WDK	N	WOOD DECK	176		39.98	7,037
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	444,626

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

EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$369,000