Key: 4703

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DINEEN DOUGLAS W & HILLIS-DINEEN MADALYN 90 ANAWAN ROAD BREWSTER, MA 02631	100-92-0	90 ANAWAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DINEEN DOUGLAS W &	01/27/1999	A	10	12021-342
HILLIS MADALYN L	01/05/1996	QS	142,500	10004-156

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

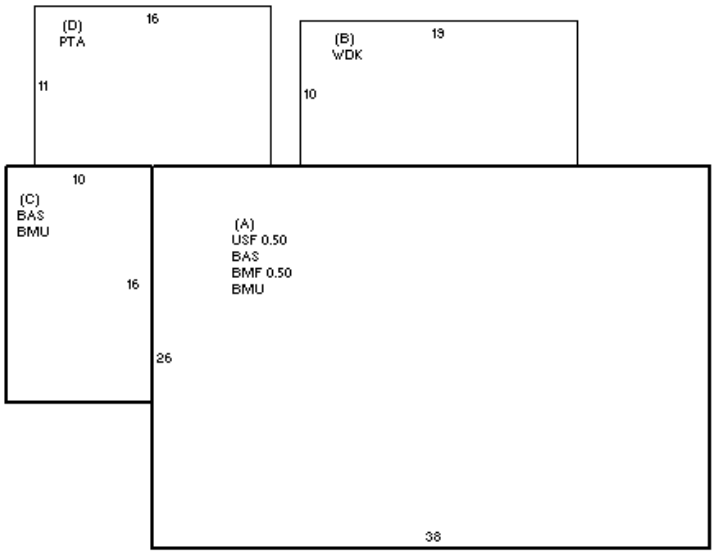
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
483	05/25/2021	7	ALTERATIONS	28,197	04/15/2022	TCK	100	100
		14	CYCLICAL GRO		11/19/2020	TCK	100	100
757	09/19/2014	77	SOLAR PANELS	26,000	04/18/2016	WFF	100	100
		12	CYCLICAL NON		04/03/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,300	13 1.00	A 1.00	A 1.00	219,200	2.77	A 1.00	R02 1.00			212,890

TOTAL	15,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	FY22 House # to 90 (formerly 96) per FD		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,900	200,900
BUILDING	438,700	414,300
DETACHED	700	700
OTHER	0	0
TOTAL	**652,300**	**615,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	10 0.90	7X9		63	11.70	700

PHOTO 04/15/2022

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	11/19/2020	TCK
LIST	11/19/2020	EST
REVIEW	4/28/2022	MR

BLDG COMMENTS

BMF=EX RM/MUSIC RM
41 SOLAR PANELS
INFO @ DOOR (11/19/20)

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,642	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,837
GARAGE SPACES	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,148		63.97	73,441
A	BMF	N	BSMT FINISH	494		45.70	22,575
+	BAS	L	BASE AREA	1,148	1983	287.66	330,237
A	USF	L	UPPER STORY FIN	494	1983	210.43	103,951
B	WDK	N	WOOD DECK	190		44.41	8,439
D	PTA	N	PATIO	176		17.11	3,012
	BMG	O	BSMT GARAGE	1		5,038.50	5,039
	F21	O	FPL 2S 1OP	1		11,501.10	11,501
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN 569,767

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $438,700