

Key: 4764

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.979

LEGAL

LAND

DETACHED

BUILDING

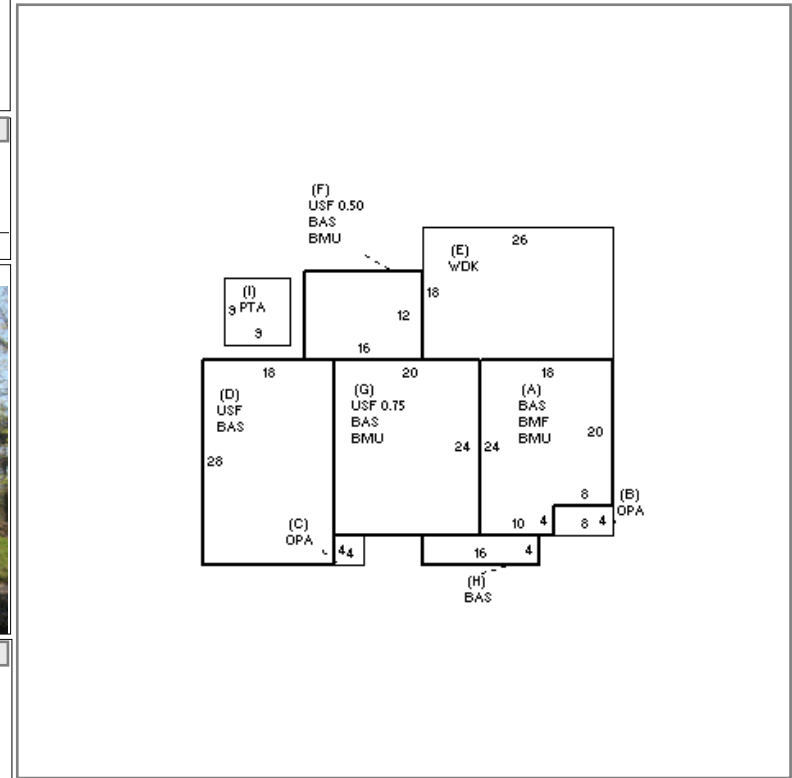
CURRENT OWNER		PARCEL ID	LOCATION			
VAN STONE DAVID W & SELIG THOMAS H III 95 HOLLY AVE BREWSTER, MA 02631		125-44-0	95 HOLLY AVENUE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
VAN STONE DAVID W & SELIG WALTHER ANNE M		08/31/2020 02/19/1997	QS F	525,000 100	33216-101 10616-173	

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	%
SR22-56	12/01/2022	3	OUT BUILDING	5,500	05/07/2023	NMP	100	100
568	06/16/2021	7	ALTERATIONS	1,400	05/16/2022	TCK	100	100
139	02/12/2021	7	ALTERATIONS	1,500	05/16/2022	TCK	100	100
		30	ABATEMENT RE		11/20/2020	JMG	100	100
289	04/05/2018	7	ALTERATIONS	9,000	05/28/2019	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	53,700	9	1.00	9-A	1.00	A	1.00	180,840	1.09	25	0.75	R06	1.10		241,890

TOTAL	1.233 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE T=Power line easement & slope	LAND	241,900	228,200			
St Ind	ROBINWOOD		BUILDING	585,200	552,600			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
			TOTAL	829,700	783,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X12	2022	120	21.39	2,600



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	JMG
MODEL	1		RESIDENTIAL	LIST	11/20/2020	JMG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/27/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC

YEAR BLT	1978	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	780,224					
NET AREA	2,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,072		65.18	69,870	CONDITION ELEM	CD					
\$NLA(RCN)	\$300	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	400		46.56	18,624	EXTERIOR	A					
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	400	1978	273.16	109,265	INTERIOR	A					
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	48		57.72	2,770	KITCHEN	A					
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	504	1988	273.16	137,675	BATHS	A					
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	504	1988	210.06	105,869	HEAT/ELEC	A					
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	WDK	N	WOOD DECK	468		45.25	21,178							
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	672	1978	273.16	183,566							
													+	USF	L	UPPER STORY FIN	456	1978	210.06	95,786		
													H	BAS	L	BASE AREA	64	2011	273.16	17,483		
													I	PTA	N	PATIO	81		21.11	1,710		
													+	ODS	O	OUTDOOR SHOWER	1		2,787.70	2,788		
													EFF.YR/AGE		1983 / 40							
													COND	25	25 %							
													FUNC	0								
													ECON	0								
													DEPR	25	% GD	75						
													RCNLD				\$585,200					