

Key: 4809

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.025

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WOLFSON LOUIS & CYNTHIA B TRUSTEES 29 CIMINO ROAD NEEDHAM, MA 02494		125-39-0		28 HICKORY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WOLFSON LOUIS & CYNTHIA B		12/08/2015	F	100	29319-329
WOLFSON CYNTHIA & LOUIS		06/13/2003	QS	375,000	17079-306
LONDON OLIN M & ROBERTA A		12/16/1983	XX		3960-134

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 %
48	01/21/2021	7	ALTERATIONS	18,000	05/16/2022	TCK	100 100
51	01/30/2006	7	ALTERATIONS	10,000			100 100
723	11/22/2004	2	ADD	5,500	05/09/2005	JB	100 100

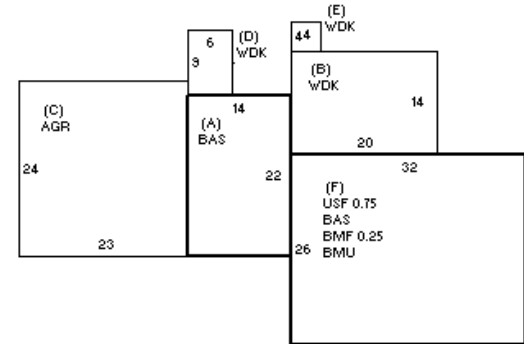
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,120 9	1.00 9-A	1.00 A	1.00	241,120	2.79 A	1.00 R06	1.10			233,900

TOTAL	15,115 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	233,900	220,700
St Ind	ROBINWOOD		BUILDING	367,200	351,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	601,100	572,500

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2019	REF
MODEL	1		RESIDENTIAL	LIST	5/23/2019	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/27/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,161		
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,140	1968	261.51	298,123				
\$NLA(RCN)	\$302	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	350		40.38	14,132				
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	552		39.07	21,564				
				ROOF COVER	1	ASPH/CMP SH	1.00	F	BMU	N	BSMT UNFINISHED	832		60.77	50,561				
				FLOOR COVER	3	W/W CARPET	1.00	F	BMU	N	BSMT FINISH	208		41.55	8,642				
				INT FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	624	1968	189.36	118,163				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O		FPL 2S 1OP	1		10,455.50	10,456				
				FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		2,487.50	2,488				
																EFF.YR/AGE	1971 / 52		
																COND	31 31 %		
																FUNC	0		
																ECON	0		
																DEPR	31	% GD	69
																RCNLD	\$367,200		