

Key: 4811

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.027

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENJAMIN WILLIAM 206 HOPEDALE STREET HOPEDALE, MA 01747				125-37-0				52 HICKORY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENJAMIN WILLIAM				07/27/2018	QS	438,000	31430-184				
MCDONALD BRIAN J				08/13/2008	A	1	23099-63				
CLANCY PAMELA A TRUSTEE				04/14/2000	A	1	12945-135				

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	%
566	07/27/2018	14	CYCLICAL GRO		05/22/2019	NF	100	100
	10/21/2008	15	SALE REVIEW	438,000	05/01/2019	JMG	100	100
		1	NEW CONSTRUC	230,000	04/27/2010	JH	100	100

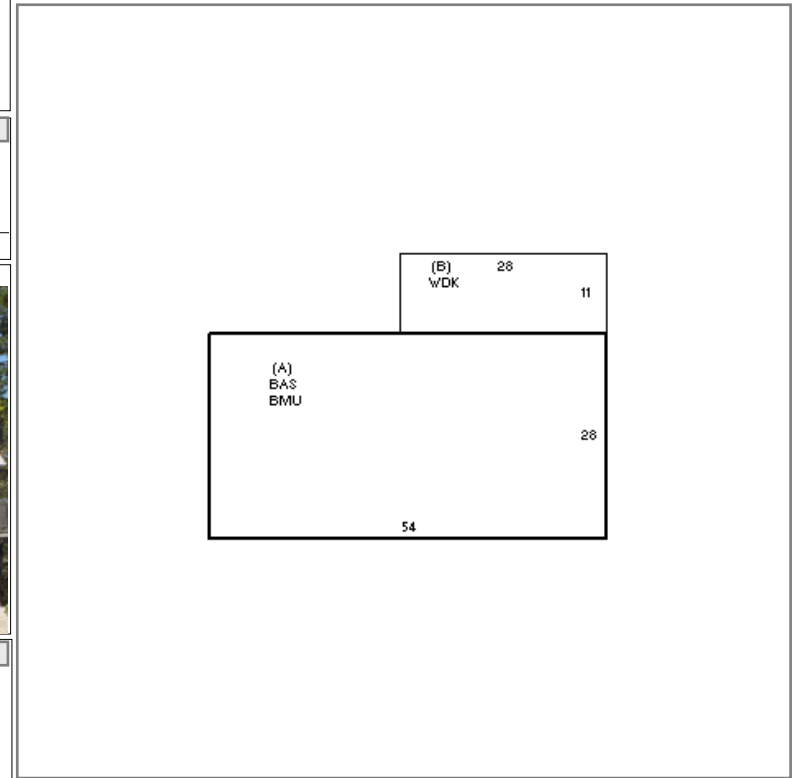
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,120	9	1.00	9-A	1.00	A	1.00	241,120	2.79	A	1.00	R06	1.10			233,900

TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	233,900	220,700			
St Ind	ROBINWOOD		BUILDING	503,100	480,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	737,000	701,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
MODULAR



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/6/2020	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,512		65.05	98,354
\$NLA(RCN)	\$382	OVERALL	1.030	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,512	2008	298.58	451,454
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	308		48.45	14,924
				ROOF COVER	1	ASPH/CMP SH	1.00		GFP	O	GAS FIREPLACE	1		3,863.70	3,864
				FLOOR COVER	1	HARDWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	578,235
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2008 / 15
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$503,100