Key: 4830

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,046

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENT SUSAN E TRUSTEE R.T. TRUST 53 HICKORY LANE BREWSTER, MA 02631	125-32-0	53 HICKORY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENT SUSAN E TRUSTEE	06/30/2021	F	1	34257-347
BENT SUSAN E	06/15/2021	QS	540,000	34208-191
HINMAN RICHARD E & KATHER	06/09/2020	QS	415,000	32971-301

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

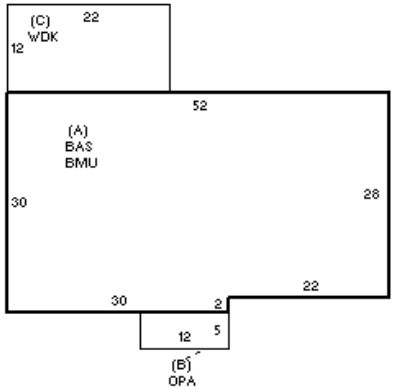
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
671	09/06/2022	7	ALTERATIONS	1,000	03/16/2023	TCK	100	100
	06/15/2021	15	SALE REVIEW	540,000	04/05/2022	JMG	100	100
422	05/22/2014	7	ALTERATIONS	1,835	06/16/2015	MW	100	100
83	02/04/2013	7	ALTERATIONS	6,000	08/07/2014	RJM	100	100
NP		12	CYCLICAL NON		02/06/2007	JH	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	15,120 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	233,900	220,700
BUILDING	382,900	361,600
DETACHED	700	700
OTHER	0	0
TOTAL	**617,500**	**583,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X8		64	22.01	700

PHOTO 03/16/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/22/2019	NF
LIST	4/5/2022	EST
REVIEW	4/4/2023	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,516	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,100
GARAGE SPACES	2	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,516		52.63	79,784
A	BAS	L	BASE AREA	1,516	1983	241.57	366,220
B	OPA	N	OPEN PORCH	60		50.00	3,000
C	WDK	N	WOOD DECK	264		39.20	10,349
	BMG	O	BSMT GARAGE	2		3,093.50	6,187
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	484,692

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

EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$382,900