

Key: 4836

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.052

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GOUVEIA FRANCIS A III & DONNA L TRUSTEES 31 HICKORY LANE REALTY TRUST 31 HICKORY LANE BREWSTER, MA 02631		125-30-0		31 HICKORY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GOUVEIA FRANCIS A III & D		08/04/2023	F	100	35922-216
GOUVEIA FRANCIS A III & D		11/03/1983	XX	13,000	3918-334

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 %
SR23-32	09/06/2023	14	CYCLICAL GRO	8,160	05/28/2024	TCK	100 100
723	10/22/2020	3	OUT BUILDING	90,000	05/28/2024	TCK	100 100
200	03/07/2019	7	ALTERATIONS	6,200	12/09/2020	NF	100 100
		7	ALTERATIONS		07/10/2020	NF	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	415,900	386,200			
Infl	AVERAGE		DETACHED	2,400	0			
			OTHER	0	0			
			TOTAL	652,200	606,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X14	2023	112	21.39	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/5/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,663	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,078		59.29	63,910
\$NLA(RCN)	\$305	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,078	1986	274.35	295,755
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	180		41.16	7,409
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	585	1986	195.01	114,082
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,669.40	4,669
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	507,209	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	V
		HEAT/ELEC	A
EFF.YR/AGE		1997 / 26	
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	\$415,900		

