Key: 4840

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,056

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGOVERN T J & HICKS-MCGOVERN D A TRS HICKS MCGOVERN REALTY TRUST 93 ELIOT AVENUE WEST NEWTON, MA 02465	125-36-0	66 HICKORY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGOVERN T J & HICKS-MCGO	04/19/2018	F	10	31212-149
HICKS-MCGOVERN DEBORAH A	06/03/1998	F	100	11475-167
HICKS-MCGOVERN DEBORAH A	06/03/1998	J	82,000	11475-165

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	%
SR-24-9	04/26/2024	3	OUT BUILDING	7,623	05/29/2024	TCK	0	100
23-727	07/06/2023	2	ADD	380,000	05/29/2024	TCK	30	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,050	9 1.00	9-A 1.00	A 1.00	241,120	2.66	A 1.00	R06 1.10			236,100

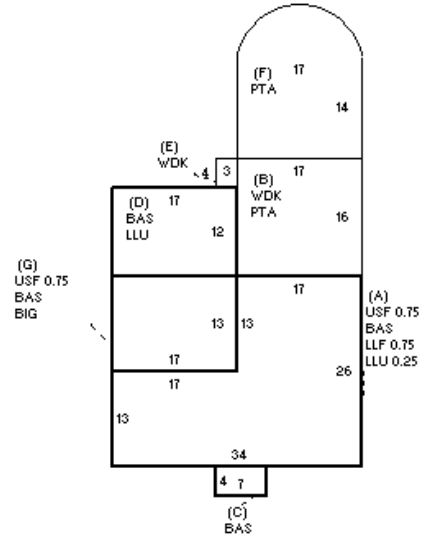
TOTAL	16,050 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	236,100	222,700
BUILDING	429,000	332,500
DETACHED	0	0
OTHER	0	0
TOTAL	**665,100**	**555,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	NV 0.00	UC 10X12	2023	120	21.39	

PHOTO 06/11/2024



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/29/2024	TCK
LIST	11/23/2019	NF
REVIEW	1/6/2020	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,276	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	1	1.00
% BSMT FIN	50	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	370		97.02	35,897
A	LLF	L	LOWER LEVEL FIN	497	1978	143.60	71,371
+	BAS	L	BASE AREA	884	1978	266.59	235,665
+	USF	L	UPPER STORY FIN	663	1978	193.04	127,986
B	PTA	N	PATIO	272		15.02	4,087
+	BAS	L	BASE AREA	232	2023	266.59	61,849
+	WDK	N	WOOD DECK	284		41.16	11,690
F	PTA	N	PATIO	327		14.19	4,640
G	BIG	N	BUILT-IN GARAGE	221		59.23	13,089
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	587,658

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

EFF.YR/AGE	2016 / 7	
COND	7	7 %
FUNC	20	UC
ECON	0	
DEPR	27	% GD 73
RCNLD		$429,000