

Key: 4854

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.070

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------|--------------|
| HAGUE MICHELLE M TRUSTEE & HAGUE THOMAS F III TRUSTEE 48 BIRCH LANE BREWSTER, MA 02631 | | 126-76-0 | | 48 BIRCH LANE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| HAGUE MICHELLE M TRUSTEE | | 11/25/2011 | F | 1 | 25868-62 |
| HAGUE THOMAS F III TRUST | | 06/29/2005 | F | 1 | 19989-184 |
| HAGUE THOMAS F & MICHELLE | | 04/30/1986 | XX | 44,000 | 5050-312 |

| 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 % |
| 796 | 11/06/2020 | 7 | ALTERATIONS | 7,500 | 12/09/2020 | NF | 100 100 |
| 665 | 07/18/2019 | 77 | SOLAR PANELS | 8,675 | 06/18/2020 | MR | 100 100 |
| 39 | 01/11/2019 | 7 | ALTERATIONS | 1,000 | 05/24/2019 | NF | 100 100 |
| 751 | 08/30/2018 | 7 | ALTERATIONS | 30,000 | 05/24/2019 | NF | 100 100 |
| 88 | 02/12/2016 | 7 | ALTERATIONS | 3,000 | 02/17/2017 | NF | 100 100 |

LAND

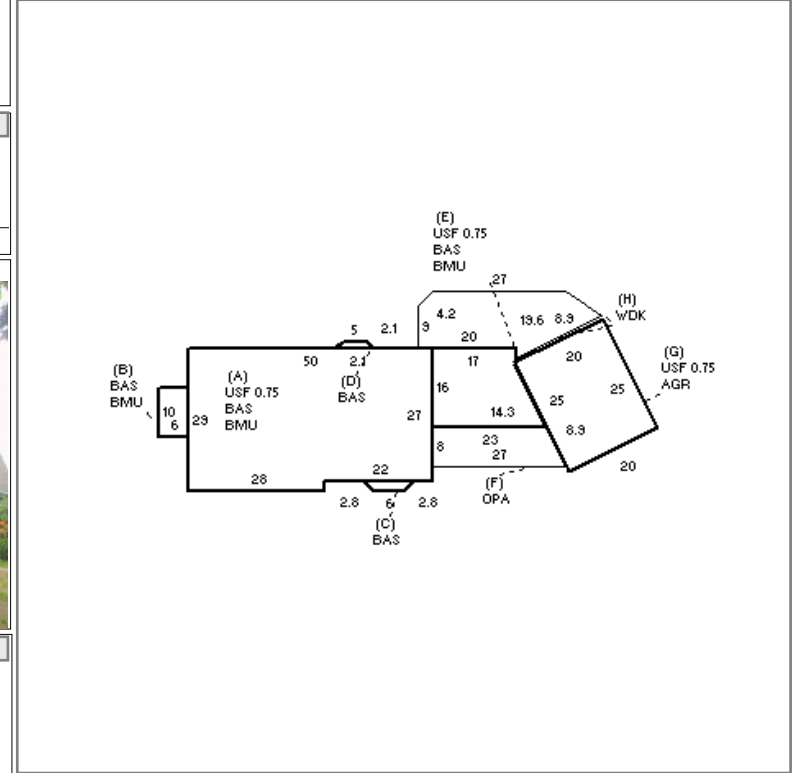
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|----|------|-----|------|--|--|--|--|--|---------|
| 100 | S | 18,700 | 9 | 1.00 | 9-A | 1.00 | A | 1.00 | | | 204,952 | 2.34 | 15 | 0.85 | R06 | 1.10 | | | | | | 205,940 |

| TOTAL | 18,700 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|-----------------------|----------|------------------|----------------|----------|---------|----------|
| Nbhd | NBHD 9 | NOTE COM ESMT=TOPO | LAND | 205,900 | 194,300 | | | |
| St Ind | ROBINWOOD | | BUILDING | 796,200 | 761,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 1,002,100 | 955,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 07/10/2020



BLDG COMMENTS

14 SOLAR PANELS (EAGLEVIEW 8/20/19)

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/24/2019 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/24/2019 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 1/20/2021 | MR |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1986 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,007,825 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|-----------|-----------|
| NET AREA | 3,461 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,774 | | 61.36 | 108,850 | | |
| \$NLA(RCN) | \$291 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,055 | 1986 | 184.52 | 194,674 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,800 | 1986 | 283.85 | 510,938 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | USF | L | UPPER STORY FIN | 606 | 2018 | 184.52 | 111,822 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | OPA | N | OPEN PORCH | 200 | | 59.98 | 11,995 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | G | AGR | N | ATT GARAGE | 500 | | 47.56 | 23,782 | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | H | WDK | N | WOOD DECK | 382 | | 47.02 | 17,962 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 12,176.30 | 12,176 | | | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,896.80 | 2,897 | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF. YR/AGE | 1992 / 31 |
|-------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$796,200 |