

Key: 4863

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.079

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD NATHAN P & NICHOLSON ROBBYE 51 HOLLY AVENUE BREWSTER, MA 02631				126-65-0				51 HOLLY AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD NATHAN P & NICHOLSON				06/30/2023	QS	825,000	35871-58				
MASSA-MEINS ELLEN R				06/30/2021	QS	625,000	34261-34				
ALLEN LANCE & GRECO GINA				04/24/2006	O	410,000	20936-209				

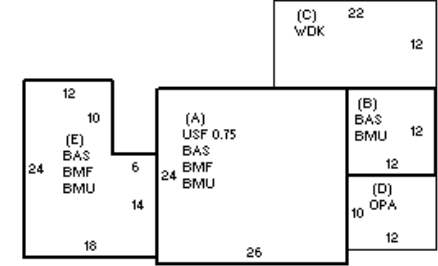
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
493	06/30/2023	15	SALE REVIEW	825,000	05/28/2023	JMG	100	100
493	06/30/2021	15	SALE REVIEW	625,000	04/11/2022	JMG	100	100
805	06/18/2014	1	NEW CONSTRUC		06/16/2015	MW	100	100
	06/18/2014	1	NEW CONSTRUC	30,000	06/16/2015	MW	100	100
	12/05/2007	2	ADD	60,000	02/02/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,670	9	1.00	9-A	1.00	A	1.00			241,120	283,570

TOTAL	36,670 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	283,600	267,500
St Ind	ROBINWOOD		BUILDING	594,200	474,500			
Infl	AVERAGE		DETACHED	24,500	24,300			
			OTHER	0	0			
						TOTAL	902,300	766,300

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	2000	96	22.01	1,700
GFU	A	1.00	10 0.90 22X22	2014	484	44.90	19,600
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/28/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/28/2023	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	645,842
NET AREA	1,608	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,140		69.79	79,559	CONDITION ELEM	CD
\$NLA(RCN)	\$402	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	996		44.00	43,826	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,140	1997	313.81	357,748	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	468	1997	229.56	107,432	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	264		48.45	12,791	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	120		61.80	7,416	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1			12,546.60	12,547		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			3,863.70	3,864		
									ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985		
													EFF.YR/AGE	2015 / 8			
													COND	8 8 %			
													FUNC	0			
													ECON	0			
													DEPR	8 % GD 92			
													RCNLD	\$594,200			