

Key: 4988

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.207

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HAINES DONNA TRUSTEE HAINES FAMILY TRUST PO BOX 481 BREWSTER, MA 02631		135-8-0		310 HIGGINS POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HAINES DONNA TRUSTEE		04/26/2022	F	1 (229750)	
JONES PHILLIP & DONNA		10/11/1985	XX	60,000	(103726)

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 %
620	08/02/2022	7	ALTERATIONS	13,417	03/27/2023	TCK	100 100
850	09/21/2021	7	ALTERATIONS	3,500	05/16/2022	TCK	100 100
1058	12/10/2013	7	ALTERATIONS	10,964	08/20/2014	RJM	100 100
NP		12	CYCLICAL NON		04/02/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	175,360	1.00	20	0.80	R03	1.00	242,680
300	A	2,713	13	1.00	A	12,000	1.00	A	1.00	R03	1.00	32,560

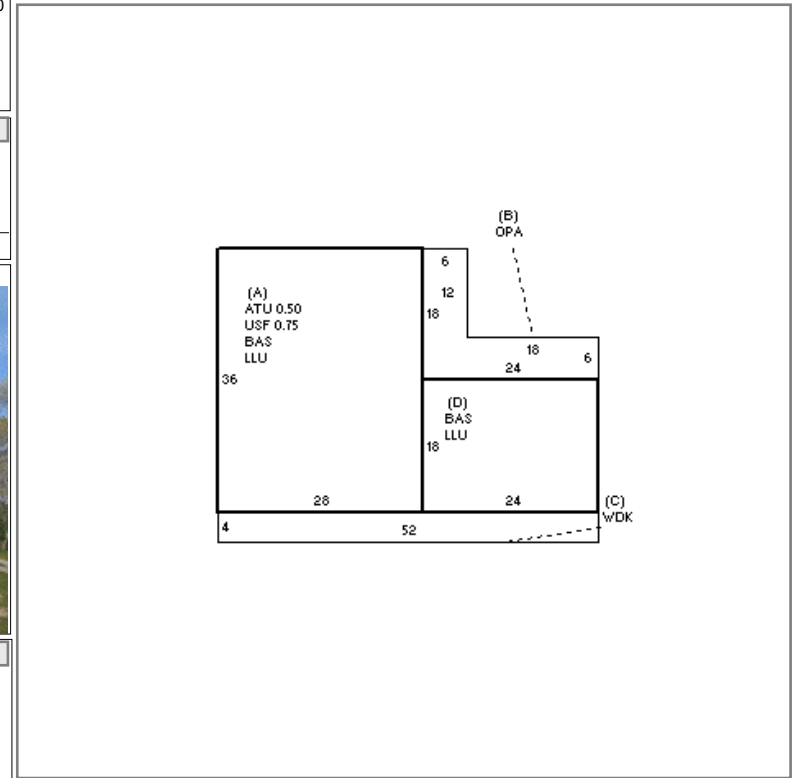
TOTAL	4.090 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE 20% TOPO FOR ACCESS	LAND	275,200	259,600			
St Ind	AVERAGE			BUILDING	630,800	603,000			
Infl	AVERAGE			DETACHED	3,300	3,200			
				OTHER	0	0			
				TOTAL	909,300	865,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100
SHF	L	0.80	20 0.80 8X14		112	17.11	1,500



BUILDING	CD	ADJ	DESC	MEASURE	4/2/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/2/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/10/2023	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,440		90.55	130,394
\$NLA(RCN)	\$364	OVERALL	1.000	EXT COVER	10	VERT BOARD	0.98	+	BAS	L	BASE AREA	1,440	1988	289.88	417,433
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1988	220.62	166,787
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	504		64.08	32,297
				FLOOR COVER	2	SOFTWOOD	1.00	B	OPA	N	OPEN PORCH	216		60.00	12,960
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	208		47.04	9,785
				HEATING/COOL	1	FORCED AIR	1.00	F22	O	FPL 2S 2OP	1		14,966.40	14,966	
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898	



CAPACITY	UNITS	ADJ	TOTAL RCN	798,440
STORIES	1.75	1.00	CONDITION ELEM	CD
ROOMS	6	1.00	EXTERIOR	G
BEDROOMS	2	1.00	INTERIOR	A
BATHROOMS	2	1.00	KITCHEN	A
FIXTURES	7	\$10,920	BATHS	A
GARAGE SPACES	0	1.00	HEAT/ELEC	A
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$630,800	