

Key: 4990

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.209

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HAMMOND JOHN F & CATHERINE L TRUSTEES 465 BAKERS POND ROAD TRUST PO BOX 1440 ORLEANS, MA 02653		136-5-0		465 BAKERS POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HAMMOND JOHN F & CATHERINE		06/13/2023	F	100	(233161)
HAMMOND JOHN F & CATHERINE		12/27/1985	XX		(104717)

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 %
23-725	08/09/2023	7	ALTERATIONS	25,000	06/03/2024	TCK	100 100
489	06/03/2022	7	ALTERATIONS	9,975	03/27/2023	TCK	100 100
212	03/18/2022	77	SOLAR PANELS	12,200	03/27/2023	TCK	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	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	5,383	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		64,600

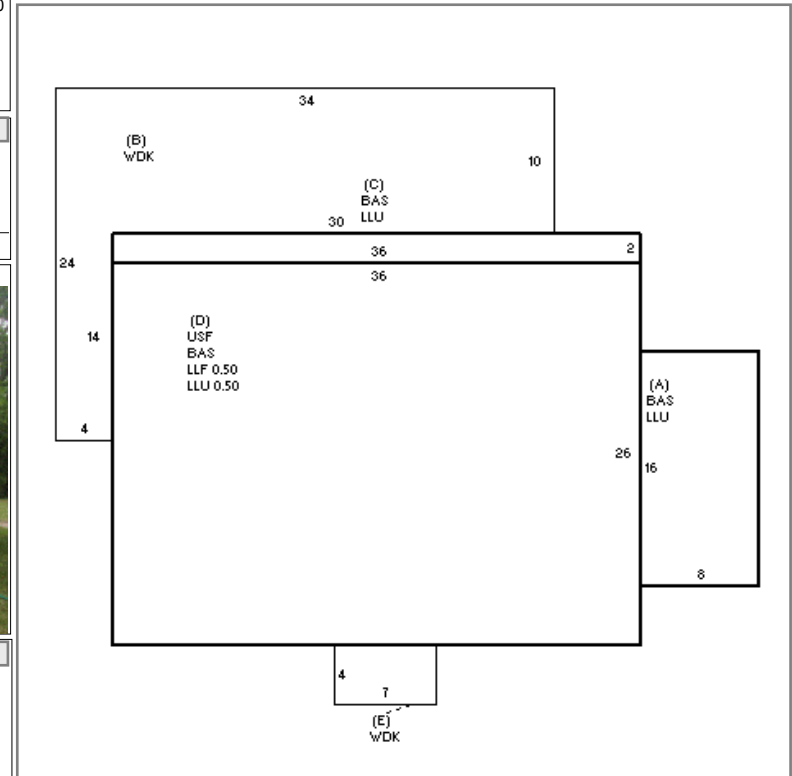
TOTAL	6.760 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NO POND FRONT	NO POND FRONT	NO POND FRONT	NO POND FRONT	LAND	368,000	347,000
St Ind	AVERAGE					BUILDING	503,800	433,000
Infl	AVERAGE					DETACHED	3,600	3,500
						OTHER	0	0
						TOTAL	875,400	783,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X8		48	22.94	600
FBN	A	1.00	50 0.50 12X14		168	35.67	3,000



BLDG COMMENTS
LLF= BDRM, BATH 14 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/2/2007	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/13/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	0.990
NET AREA	2,540	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$12,285
GARAGE SPACES		0	1.00
% BSMT FIN		50	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	668		89.65	59,884
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,136	1989	263.92	299,818
ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	WOOD DECK	424		40.75	17,278
ROOF COVER	1	ASPH/CMP SH	1.00	D	LLF	L	LOWER LEVEL FIN	468	1989	142.17	66,534
FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UPPER STORY FIN	936	1989	189.16	177,054
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,552.00	10,552
HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,510.40	2,510
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	645,914
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$503,800