

Key: 5058

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.283

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN NATHAN M & FRANZEN JENNIFER L C/O RYAN JOHN & GAIL 66 TERESA ROAD HOPKINTON, MA 01748				124-8-0				449 HOLLY AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN JOHN & GAIL				07/18/2024	QS	750,000	36474-67				
BROWN NATHAN M & FRANZEN				08/25/2016	H	285,000	29886-122				
MYERS PHYLLIS ESTATE OF				03/19/2002	DC	14944-168					

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	%
256	04/03/2017	5	OTHER	750	05/08/2018	NF	100	100
900	10/04/2016	7	ALTERATIONS	5,525	02/17/2017	NF	100	100
328	08/11/1992	5	OTHER	300			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,019	9	1.00	9-A	1.00	A	1.00	241,120	2.81	A	1.00	R06	1.10		233,790

TOTAL	15,019 SF	ZONING	RR	FRNT	0	ASSESSED	233,800	CURRENT	233,800	PREVIOUS	220,600
Nbhd	NBHD 9	St Ind	ROBINWOOD	Infl	AVERAGE	LAND	330,100	BUILDING	0	DETACHED	0
OTHER		TOTAL		ASSESSED	563,900	CURRENT	536,400	PREVIOUS			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/14/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/2/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$269	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOL	14	ELECT BB+AC	1.01
FIXTURES	5	\$6,370		FUEL SOURCE	3	ELECTRIC	0.95
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,014		55.33	56,108
+	BAS	L	BASE AREA	1,014	1984	256.06	259,649
A	USF	L	UPPER STORY FIN	624	1984	180.17	112,427
B	WDK	N	WOOD DECK	144		38.42	5,532

TOTAL RCN	440,086
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$330,100

