**Key: 5062**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,287

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BENTON DEBORAH ANN<br>478 HOLLY AVENUE<br>BREWSTER, MA 02631 | 124-12-0 | 478 HOLLY AVENUE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BENTON DEBORAH ANN | 01/03/2022 | QS | 680,000 | 34801-217 |
| DEGNAN AUDREY R & STARBAR | 07/31/2018 | QS | 430,000 | 31440-42 |
| PRATT BLANCHE C | 04/26/2004 | ML | | 18500-332 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

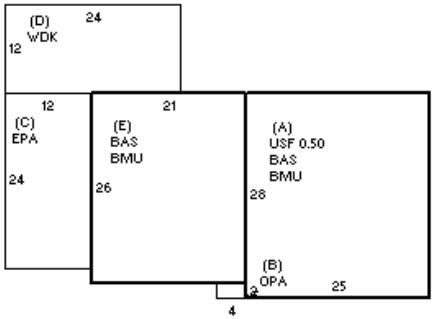
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 24-208 | 03/27/2024 | 7 | ALTERATIONS | 33,557 | | | 0 | 0 |
| 24-219 | 03/07/2024 | 7 | ALTERATIONS | 30,000 | | | 0 | 0 |
| | 01/03/2022 | 16 | MLS REVIEW | 680,000 | 11/28/2022 | JMG | 100 | 100 |
| | 07/31/2018 | 16 | MLS REVIEW | 430,000 | 05/01/2019 | JMG | 100 | 100 |
| 250 | 04/13/2012 | 7 | ALTERATIONS | 6,970 | 02/01/2013 | SF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,174 | 9 1.00 | 9-A 1.00 | A 1.00 | 241,120 | 2.79 | A 1.00 | R06 1.10 | | | 233,960 |

| TOTAL | 15,174 SF | ZONING | RR | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 9 | NOTE | | | |
| St Ind | ROBINWOOD | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 234,000 | 220,700 |
| BUILDING | 409,100 | 391,100 |
| DETACHED | 1,200 | 1,200 |
| OTHER | 0 | 0 |
| TOTAL | **644,300** | **613,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | 8 X 10 | | 80 | 22.01 | 1,200 |

PHOTO 05/17/2019

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 5/17/2019 | NF |
|---|---|---|
| LIST | 2/14/2007 | JH |
| REVIEW | 12/1/2022 | JMG |

| YEAR BLT | 1986 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,596 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $320 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,034 |
| GARAGE SPACES | 2 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,246 | | 55.97 | 69,737 |
| + | BAS | L | BASE AREA | 1,246 | 1986 | 253.90 | 316,353 |
| A | USF | L | UPPER STORY FIN | 350 | 1986 | 191.29 | 66,953 |
| B | OPA | N | OPEN PORCH | 8 | | 51.50 | 412 |
| C | EPA | N | ENCLOSED PORCH | 288 | | 74.63 | 21,492 |
| D | WDK | N | WOOD DECK | 288 | | 40.38 | 11,629 |
| | BMG | O | BSMT GARAGE | 2 | | 3,186.30 | 6,373 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,866.10 | 7,866 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,487.50 | 2,488 |

| TOTAL RCN | 511,336 |
|---|---|

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

| EFF.YR/AGE | 1993 / 30 | | |
|---|---|---|---|
| COND | 20 | 20 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |
| RCNLD | | | $409,100 |