Key: 5063

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,288

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAYS CAROLINE C 472 HOLLY AVENUE BREWSTER, MA 02631	124-13-0	472 HOLLY AVENUE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAYS CAROLINE C	05/02/1984	XX		4093-118

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	%
730	09/26/2012	7	ALTERATIONS	1,500	02/01/2013	SF	100	100
34	01/17/2001	2	ADD	17,000	05/17/2002	SJM	100	100
363	12/19/1991	3	OUT BUILDING	900	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,640	9 1.00	9-A 1.00	A 1.00	241,120	2.72	A 1.00	R06 1.10			235,050

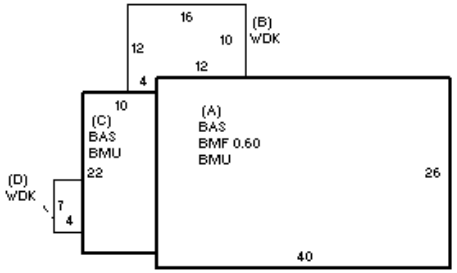
TOTAL	15,638 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	235,100	221,800
BUILDING	319,200	305,500
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	555,800	528,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500

PHOTO 05/17/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/17/2019	NF
LIST	2/22/2007	JH
REVIEW	1/2/2020	MR

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,260	DETAIL ADJ	1.000
$NLA(RCN)	$338	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	60	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,260		54.34	68,467
A	BMF	N	BSMT FINISH	624		37.59	23,458
+	BAS	L	BASE AREA	1,260	1984	246.50	310,590
+	WDK	N	WOOD DECK	196		39.20	7,683
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	425,635

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		$319,200