Key: 5073

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,298

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAYES MICHELLE L & BAGUMA JOHN BRIAN 5 MAPLE COURT ANDOVER, MA 01810	124-23-0	442 HOLLY AVENUE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAYES MICHELLE L & BAGUMA	11/21/2023	QS	790,000	36099-68
MORGAN JOHN P JR & CHRIST	06/06/2014	QS	405,000	28189-254
GOLDBLATT STEVEN L &	09/09/2004	QS	430,000	19015-222

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	%
201	03/09/2018	7	ALTERATIONS	33,490	05/21/2019	NF	100	100
357	05/18/2015	2	ADD	41,000	04/15/2016	WFF	100	100
491	08/13/2004	2	ADD	500	05/09/2005	JB	100	100
585	10/01/2002	2	ADD	30,000	05/16/2003	TN	100	100
341	06/15/2001	3	OUT BUILDING	240			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,521	9 1.00	9-A 1.00	A 1.00	241,120	2.59	A 1.00	R06 1.10			237,280

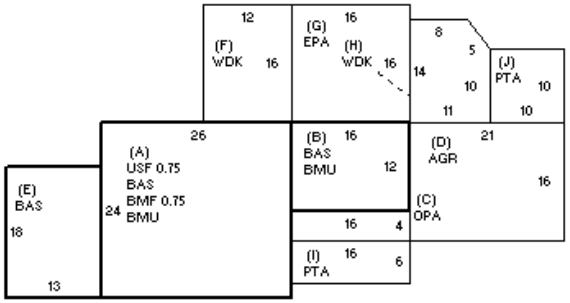
TOTAL	16,521 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	237,300	223,900
BUILDING	512,100	483,800
DETACHED	500	500
OTHER	0	0
TOTAL	**749,900**	**708,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	5X6		30	22.94	500

PHOTO 05/21/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/21/2019	NF
LIST	5/21/2019	EST
REVIEW	8/12/2019	MR

BLDG COMMENTS

BMF=FR/HALF BATH (ESTIMATED PER PERMIT)

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,518	DETAIL ADJ	1.000
$NLA(RCN)	$406	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,730
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	816		72.22	58,928
A	BMF	N	BSMT FINISH	468		49.37	23,105
+	BAS	L	BASE AREA	816	1998	319.82	260,973
A	USF	L	UPPER STORY FIN	468	1998	227.33	106,389
C	OPA	N	OPEN PORCH	64		61.20	3,917
D	AGR	N	ATT GARAGE	336		51.70	17,371
E	BAS	L	BASE AREA	234	2002	319.82	74,838
+	WDK	N	WOOD DECK	340		47.98	16,314
G	EPA	N	ENCLOSED PORCH	256		88.68	22,702
I	PTA	N	PATIO	96		22.38	2,148
J	PTA	N	PATIO	100		22.39	2,239
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	617,033

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$512,100