

Key: 5232

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.453

LEGAL

| CURRENT OWNER   |  |  |  |  |  |  |  |  |  | PARCEL ID  |  |    |            | LOCATION      |              |  |  |
|---|--|--|--|--|--|--|--|--|--|------------|--|----|------------|---------------|--------------|--|--|
| HAYDEN DAVID J & LAURA A<br>45 HAYES LANE<br>BREWSTER, MA 02631 |  |  |  |  |  |  |  |  |  | 85-120-0   |  |    |            | 45 HAYES LANE |              |  |  |
| TRANSFER HISTORY  |  |  |  |  |  |  |  |  |  | DOS        |  | T  | SALE PRICE |               | BK-PG (Cert) |  |  |
| HAYDEN DAVID J & LAURA A  |  |  |  |  |  |  |  |  |  | 12/27/1994 |  | QS | 129,000    |               | (135940)     |  |  |
| SALTMEAD INC  |  |  |  |  |  |  |  |  |  | 01/03/1994 |  | N  | 60,000     |               | N/A-N/A      |  |  |
| BAYBANK   |  |  |  |  |  |  |  |  |  | 09/15/1993 |  | L  | 120,000    |               | N/A-N/A      |  |  |

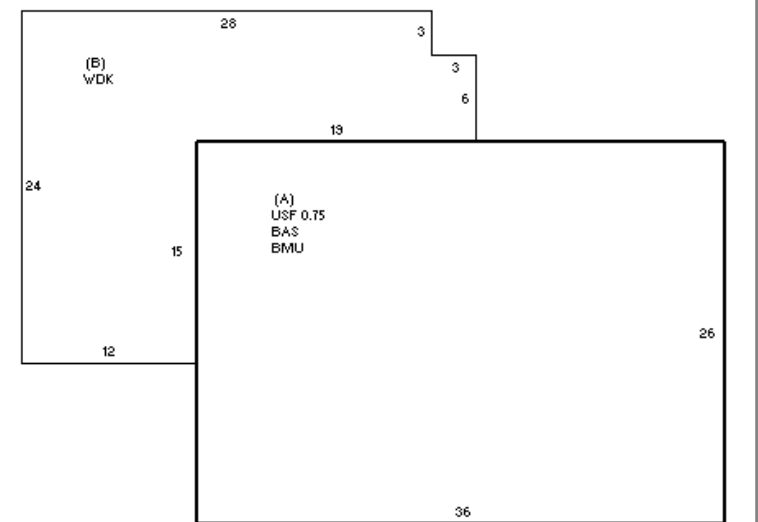
| CLASS  | CLASS%     | DESCRIPTION   |               |        | BN ID      | BN | CARD   |     |
|--------|------------|---------------|---------------|--------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |               |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC          | AMOUNT | INSP       | BY | 1st    | %   |
| 610    | 08/08/2017 | 5             | OTHER         | 1,500  | 06/06/2018 | NF | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON  |        | 03/05/2013 | SF | 100    | 100 |
| 415    | 07/19/1994 | 5             | OTHER         | 4,000  | 05/25/1996 | JB | 100    | 100 |
| 169    | 04/01/1994 | 1             | NEW CONSTRUCT | 85,000 | 05/25/1996 | JB | 100    | 100 |

LAND

| 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        |        |          |      |   |          |         |          |
| 300    | A | 0.003    | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 12,000  | 1.00 | A          | 1.00        |        |          |      |   |          |         |          |
| TOTAL  |   |          |      |        |      |          |     |      |         |      |            | 1.380 Acres | ZONING | RM       | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   |   |          |      |        |      |          |     |      |         |      |            | NBHD 13     | NOTE   | LAND     |      |   | 303,400  | 286,200 |          |
| St Ind |   |          |      |        |      |          |     |      |         |      |            | AVERAGE     |        | BUILDING |      |   | 374,500  | 358,100 |          |
| Infl   |   |          |      |        |      |          |     |      |         |      |            | AVERAGE     |        | DETACHED |      |   | 3,900    | 3,900   |          |
|        |   |          |      |        |      |          |     |      |         |      |            |             |        | OTHER    |      |   | 0        | 0       |          |
| TOTAL  |   |          |      |        |      |          |     |      |         |      |            |             |        | TOTAL    |      |   | 681,800  | 648,200 |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE |      | YB    | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|------|-------|-------|-----------|-------|-------|
| GHD | A    | 1.00 | 25       | 0.75 | 6X8   | 1994  | 48        | 45.66 | 1,600 |
| SHF | A    | 1.00 | 25       | 0.75 | 12X12 | 1994  | 144       | 21.39 | 2,300 |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 2/5/2021   | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 11/17/2003 | JB  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 3/11/2021  | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

BLDG COMMENTS

G

| YEAR BLT   | 1994  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 468,085    |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,638 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | A | BMU | N | BSMT UNFINISHED | 936   |      | 60.18     | 56,329  | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$286 | OVERALL    | 1.020 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A | BAS | L | BASE AREA       | 936   | 1994 | 271.54    | 254,166 | EXTERIOR       | A          |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | A | USF | L | UPPER STORY FIN | 702   | 1994 | 187.52    | 131,642 | INTERIOR       | A          |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK       | 450   |      | 39.98     | 17,993  | KITCHEN        | A          |
|            |       |            |       | FLOOR COVER  | 3  | WW CARPET   | 1.00 |   |     |   |                 |       |      |           |         | BATHS          | A          |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   |     |   |                 |       |      |           |         | HEAT/ELEC      | A          |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1994 / 29  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 |   |     |   |                 |       |      |           |         | COND           | 20 20 %    |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | DEPR           | 20 % GD 80 |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         | RCNLD          | \$374,500  |