

Key: 5357

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.575

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HYNES THOMAS J C/O HYNES THOMAS J TRUSTEE 6 LOUISBURG SQUARE CENTERVILLE, MA 02632		97-91-0	64 COMMONS WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HYNES THOMAS J TRUSTEE		02/08/2024	F	100	36214-109	
HYNES THOMAS J		05/29/1986	XX	115,000	5102-130	

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 %
569	10/05/1995	12	CYCLICAL NON OTHER	4,000	05/16/2013	SF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400	13	1.00	13L 1.00 A 1.00	175,360	2.18	A	1.00	R07	0.80	178,960

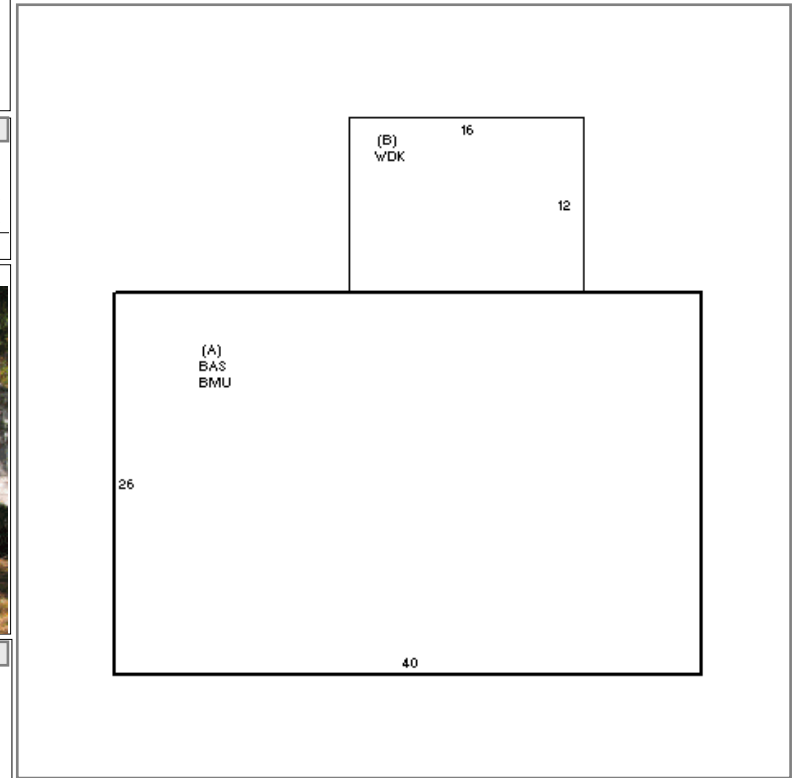
TOTAL	20,400 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	179,000	168,800			
St Ind	COMMONS		BUILDING	258,400	247,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>437,400</b>	<b>416,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/19/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	10/20/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$340	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,900	
GARAGE SPACES	1	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	3	W/W CARPET	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
A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722
A	BAS	L	BASE AREA	1,040	1980	261.29	271,742
B	WDK	N	WOOD DECK	192		39.20	7,526
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 10P	1		7,637.00	7,637

TOTAL RCN	353,974
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1980 / 43
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$258,400