

Key: 5366

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.584

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HASTINGS ERIC F & RHEANNA L 49 COMMONS WAY BREWSTER, MA 02631				97-95-0				49 COMMONS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HASTINGS ERIC F & RHEANNA				06/17/2020	QS	430,000	32992-327					
DUWORS MARTIN R				05/15/2014	QS	360,000	28144-28					
CAPPELLI ALFRED A JR & DO				07/19/2004	QS	375,000	18841-026					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	13	1.00	13L 1.00	A 1.00	175,360	2.66	A	1.00	R07 0.80	171,620

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	%
24-704	08/16/2024	7	ALTERATIONS	17,600				0
24-645	07/26/2024	77	SOLAR PANELS	31,000				0
930	10/12/2021	7	ALTERATIONS	10,000	03/03/2023	TCK	100	100
631	09/21/2020	7	ALTERATIONS	7,700	10/19/2020	TCK	100	100
	06/17/2020	15	SALE REVIEW	430,000	02/02/2021	JMG	100	100

TOTAL	16,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	171,600	161,900
St Ind	COMMONS		LAND	412,600	394,600			
Infl	AVERAGE		DETACHED	1,600	1,600			
			OTHER	0	0			
						TOTAL	585,800	558,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X8	2007	80	22.01	1,600



BLDG COMMENTS
BMF=FAM RM (PER OWNER 4/15/22)
INFO @ DOOR 10/19/20

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2020	TCK
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	3/3/2023	EST
QUALITY	A	1.00	AVG [100%]	REVIEW	3/30/2023	EMZ
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522.308
NET AREA	1,752	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		60.18	51,996	CONDITION ELEM	CD
\$NLA(RCN)	\$298	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	605		38.35	23,199	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,104	1972	258.97	285,906	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	648	1972	187.53	121,517	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	120		51.00	6,120	BATHS	G
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	252		14.60	3,678	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	D	CRL	N	BSMT CRAWL	240		30.97	7,433		
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	104		16.22	1,687		
								F21	O	FPL 2S 1OP	1		10,354.00	10,354			
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463			
				EFF.YR/AGE 1991 / 32													
				COND 21 21 %													
				FUNC 0													
				ECON 0													
				DEPR 21 % GD 79													
				RCNLD \$412,600													