Key: 5373

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,591

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAN SHIXIN **12 KELLY FARM WAY** **BURLINGTON, MA 01803**	**97-102-0**	**135 COMMONS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAN SHIXIN	10/26/2018	QS	439,900	31621-171
OLIVER LISA D & PETER H	10/30/2014	QS	385,000	28477-97
SIMS COMMONS WAY LLC	07/27/2006	F	10	21220-176

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

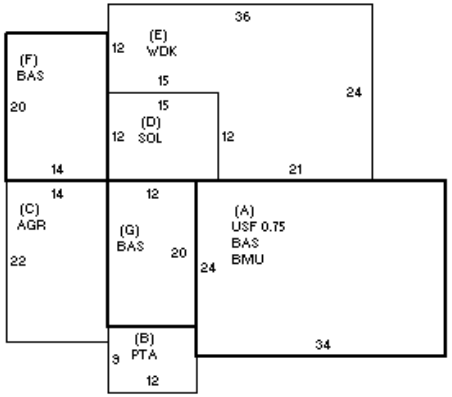
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
289	04/08/2022	7	ALTERATIONS	11,000	03/03/2023	TCK	100	100
121	02/07/2019	7	ALTERATIONS	15,500	07/07/2020	TCK	100	100
	10/26/2018	16	MLS REVIEW	439,900	07/18/2019	JMG	100	100
988	11/20/2015	7	ALTERATIONS	4,000	04/19/2016	WFF	100	100
		12	CYCLICAL NON		05/17/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,100	13 1.00	13L 1.00	A 1.00	175,360	2.30	A 1.00	R07 0.80			176,950

TOTAL	19,100 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	177,000	166,900
BUILDING	424,300	400,700
DETACHED	15,600	15,400
OTHER	0	0
TOTAL	**616,900**	**583,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	15 0.85	14 X 30	2005	420	39.42	14,100
DDK	A 1.00	15 0.85	5X28	2005	140	12.50	1,500

PHOTO 03/03/2023

BLDG COMMENTS

BUILDING

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

MEASURE	10/19/2020	TCK
LIST	10/19/2020	EST
REVIEW	3/30/2023	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,948	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
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
A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
A	USF	L	UPPER STORY FIN	612	1973	187.53	114,765
B	PTA	N	PATIO	108		16.22	1,751
C	AGR	N	ATT GARAGE	308		43.08	13,269
D	SOL	N	SOLARIUM	180		118.42	21,316
E	WDK	N	WOOD DECK	684		39.98	27,349
+	BAS	L	BASE AREA	1,336	1973	251.43	335,911
	F22	O	FPL 2S 2OP	1		12,721.40	12,721
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	589,261
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	$424,300