

Key: 54

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 58

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROBBINS HILL CREEK LLC 770 BOYLSTON STREET PENTHOUSE 27D BOSTON, MA 02199				38-73-0				371 ROBBINS HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBBINS HILL CREEK LLC				09/12/2022	QS	3,110,000	(231032)				
371 ROBBINS HILL ROAD LLC				01/06/2020	B	100	(221575)				
HOLLAND MARY J TRUSTEE				06/13/2014	F	1	(203647)				


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	%
469	09/12/2022	16	MLS REVIEW	3,110,000	07/06/2023	JMG	100	100
874	05/23/2016	77	SOLAR PANELS	10,000	04/11/2018	NF	100	100
815	11/19/2012	1	NEW CONSTRUC	427,000	08/06/2014	RJM	100	100
	10/24/2012	6	DEMO	7,000	01/31/2013	MR	100	100

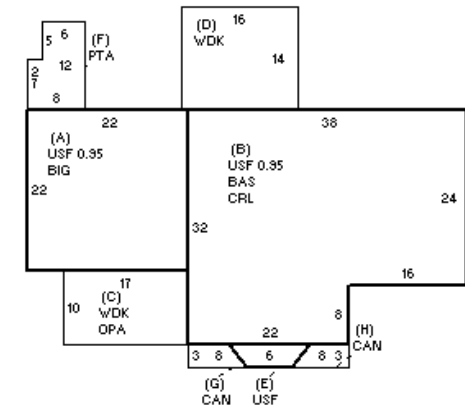
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,457	2	1.00	A	1,468,640	2.02	A	1.00	BVG	6.70	1,527,310

DETACHED

TOTAL	22,457 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	1,527,300	1,440,900
St Ind	AVERAGE		LAND	1,268,500	1,211,200			
Infl	AVERAGE		BUILDING	0	0			
			OTHER	0	0			
						TOTAL	2,795,800	2,652,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/06/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/5/2014	RJM
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/6/2023	JMG
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
(2nd ODS is footwash)

G

YEAR BLT	2012	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,409,446	
NET AREA	2,607	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	484		114.23	55,289			
\$NLA(RCN)	\$541	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,493	2012	362.25	540,842			
				ROOF SHAPE	3	GAMBREL	1.00	B	CRL	N	BSMT CRAWL	1,088		57.59	62,656			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	1,088	2012	586.68	638,309			
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	170		112.27	19,085			
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	394		88.02	34,679			
				HEATING/COOL	9	WARM/CL AIR	1.03	E	USF	L	UPPER STORY FIN	26	2012	362.27	9,419			
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	86		41.07	3,532			
									G	CAN	N	CANOPY	20		104.63	2,093		
									H	CAN	N	CANOPY	20		104.63	2,093		
									GEN	O	GENERATOR	1		0.00				
									GFP	O	GAS FIREPLACE	1		7,018.90	7,019			
									ODS	O	OUTDOOR SHOWER	2		5,422.45	10,845			

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

EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$1,268,500
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