

Key: 5530

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.745

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HOGAN WILLIAM W TRUSTEE 34 SHEPHERD'S QUAY NOMINEE RT 55 WATERTOWN ST APT 346 LEXINGTON, MA 02421		74-73-0		34 SHEPHERDS QUAY DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOGAN WILLIAM W TRUSTEE		08/24/2004	QS	1,060,000	(174159)
MAURIELLO DIANE I & VINCE		07/06/2001	N	1,015,000	(162100)
HARTEL MARGARET A		04/14/1989	QS	475,000	(117292)

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 %
99	03/16/2011	2	ADD	40,000	03/13/2012	MR	100 100
NP		12	CYCLICAL NON		04/10/2007	JH	100 100
710	10/05/2006	2	ADD	100,000	09/23/2008	JH	100 100
53		2	ADD				100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	30,351	16	1.00	A	1.00	A	1.00	458,128	1.60	5	0.95 PF2 2.20	511,430

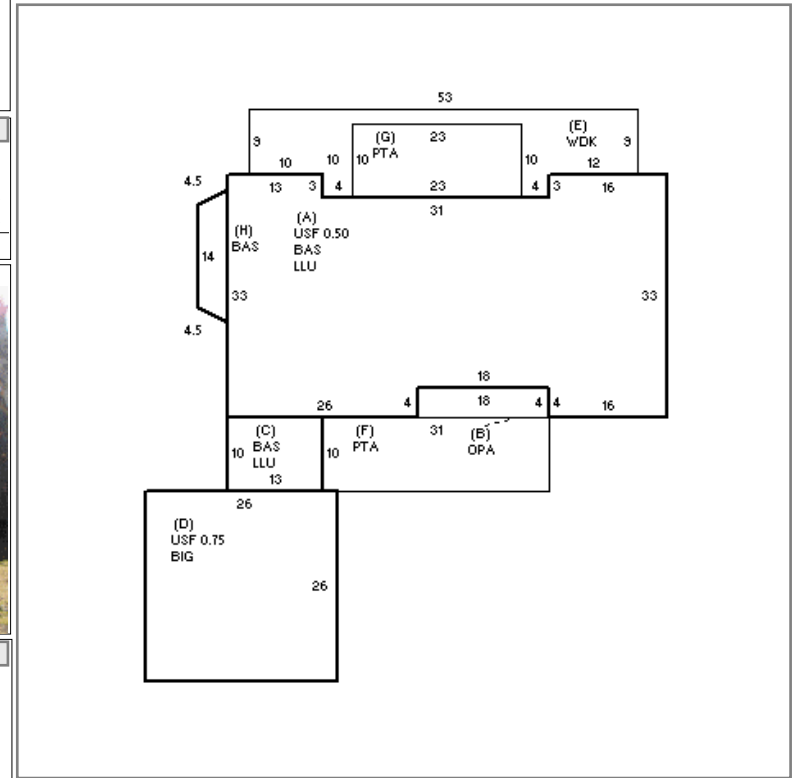
TOTAL	30,351 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	N O T E	T = NOT PF/ASSOC			LAND	511,400	482,500
St Ind	AVERAGE		BUILDING	1,257,600	1,187,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,769,000	1,669,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
GENERATOR



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/26/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/2/2021	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	1989	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,571,987
NET AREA	3,424	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,945		129.09	251,081		
\$NLA(RCN)	\$459	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,415	1989	281.75	398,677		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	72		87.32	6,287		
				ROOF COVER	2	WD SHINGLE	1.01	D	BIG	N	BUILT-IN GARAGE	676		83.05	56,144		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	340		68.46	23,276		
				INT FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	310		23.60	7,317		
				HEATING/COOL	11	HTWT/CL AIR	1.05	G	PTA	N	PATIO	230		24.99	5,747		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	2,009	1989	387.43	778,347		
									F21	O	FPL 2S 1OP	1		17,727.30	17,727		
									ODS	O	OUTDOOR SHOWER	1		4,217.50	4,218		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,257,600