

Key: 5549

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.764

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHEELER JOAQUIN T 21 HEMLOCK HOLLOW ROAD BREWSTER, MA 02631				75-28-0				21 HEMLOCK HOLLOW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHEELER JOAQUIN T				06/10/2020	U	350,000	32975-110				
UNGER MILDRED A				06/26/2018	DC		14565-343				
UNGER JOHN J & MILDRED A				12/12/2001	N	205,000	14565-343				

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	%
22-1051	01/04/2023	7	ALTERATIONS	1,500	07/05/2024	TCK	100	100
176	03/01/2022	7	ALTERATIONS	15,000	03/09/2023	TCK	100	100
	06/10/2020	15	SALE REVIEW	350,000	01/29/2021	JMG	100	100
		12	CYCLICAL NON		02/25/2013	SF	100	100
188	04/10/2006	7	ALTERATIONS	6,000	07/30/2007	JH	100	100

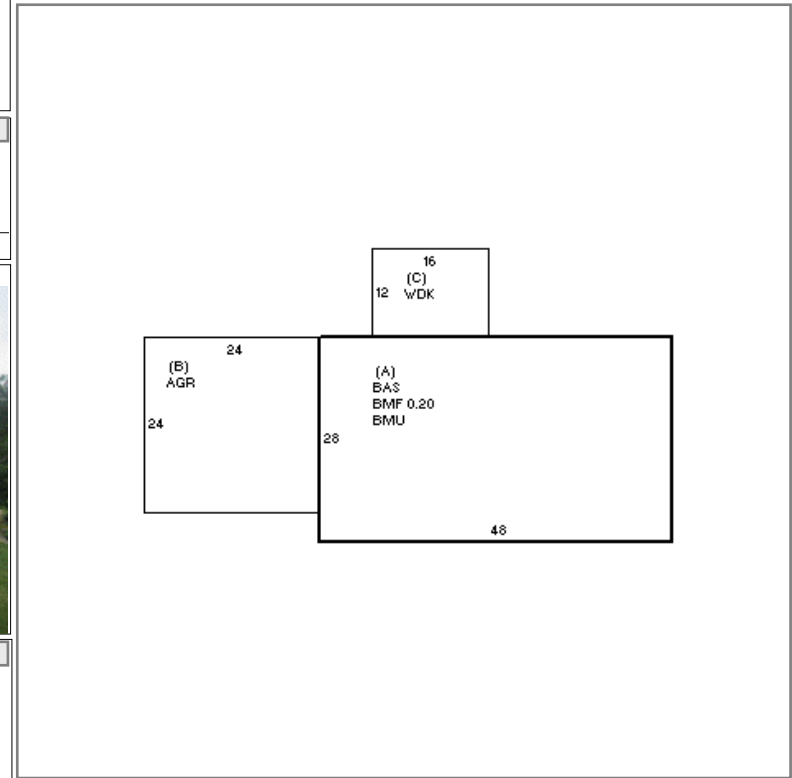
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,216	13	1.00	A	1.00	A	1.00	219,200	1.61	A	1.00	R02	1.00			244,390

TOTAL	30,216 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	244,400	230,600
St Ind	AVERAGE		BUILDING	379,500	358,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	623,900	589,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 BMF= OFFICE (PER OWNER 3/9/2023)  
 INFO @ DOOR (2/2/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2021	TCK
MODEL	1		RESIDENTIAL	LIST	7/30/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	7/25/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,344		59.77	80,335
\$NLA(RCN)	\$376	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	269		44.37	11,935
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,344	1983	271.15	364,426
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	576		41.72	24,032
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	192		43.12	8,279
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,400.70	8,401
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	505,987	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1983 / 40
		COND	25 25 %
		FUNC	0
		ECON	0
		DEPR	25 % GD 75
		RCNLD	\$379,500