

Key: 5593

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.814

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
RUSH HILLARY & DANIEL & C/O RUSH HILLARY A & DANIEL & 22 SOUTH MILL STREET HOPKINGTON, MA 01748		63-33-0		276 GULLS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RUSH HILLARY A & DANIEL & RUSH HILLARY & DANIEL & RUSH HILARY ET AL		09/06/2024 06/17/2016 06/17/2016	DC A A	29735-244 295,000 147,500	29735-244 29735-244 29735-241

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 %
275	04/03/2018	7	ALTERATIONS	5,000	06/05/2018	NF	100 100
575	07/24/2017	3	OUT BUILDING	7,500	06/05/2018	NF	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	A	1.00	A	1.00	613,760	1.00	20	0.80	PF4	3.50	849,370
300	A	0.723	13	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	PF4	3.50	30,370

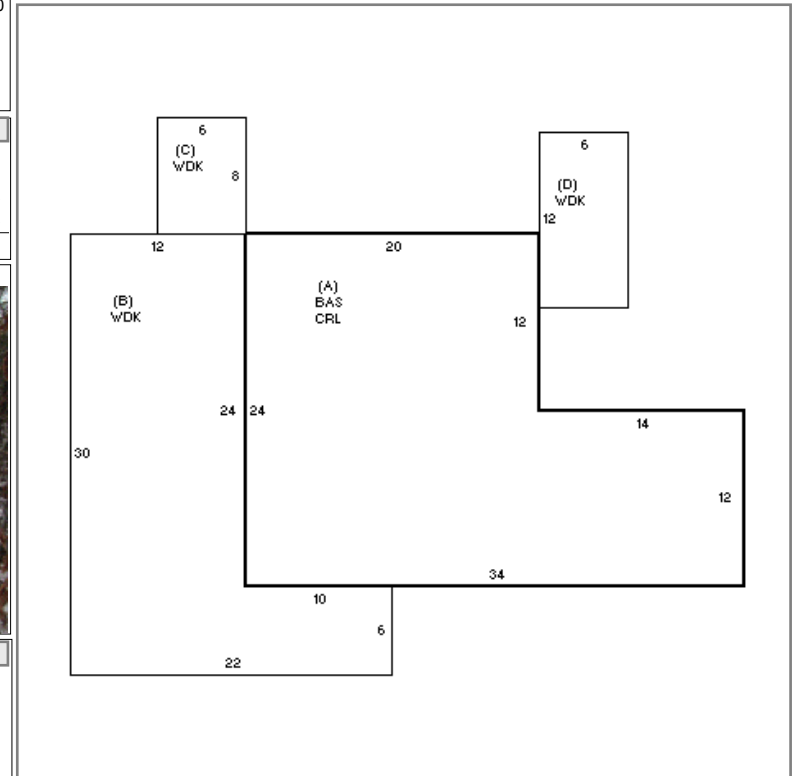
TOTAL	2.100 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	TOPO = SLOPE			LAND	879,700	829,900
St Ind	AVERAGE		LAND BUILDING	134,600	127,100			
Infl	AVERAGE		DETACHED	3,100	3,100			
			OTHER	0	0			
						TOTAL	1,017,400	960,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10X12	2017	120	21.39	2,300
DDK	A	1.00	10 0.90	7X10 @ POND		70	12.50	800



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/30/2021	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/10/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,281	
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	648		26.24	17,000	CONDITION ELEM	CD	
\$NLA(RCN)	\$346	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	648	1930	269.64	174,725	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	540		36.34	19,623	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,079.50	7,080	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	7	FL/WALL UN	0.98											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$3,615															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1933 / 90																
COND	40	40 %																
FUNC	0																	
ECON	0																	
DEPR	40	% GD	60															
RCNLD				\$134,600														