Key: 5626

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,846

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HULT JOSEPH R & CATHERINE A TRSTEES 42 TYLER LANE HANOVER, MA 02339	74-65-0	237 SHEEP POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HULT JOSEPH R & CATHERINE	03/30/2015	F	1	28767-229
HULT JOSEPH R & CATHERINE	03/02/2012	QS	380,000	26125-300
ANGELILLO MARC L & KRISTI	06/04/2004	QS	349,000	18681-233

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

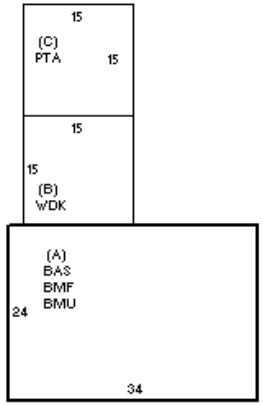
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
271	04/14/2012	7	ALTERATIONS	18,000	01/18/2013	SF	100	100
708	12/05/2011	2	ADD	10,000	03/09/2012	MR	100	100
NP		12	CYCLICAL NON		11/11/2011	MR	100	100
		12	CYCLICAL NON		03/02/2004	JB	100	100
61	02/17/2004	7	ALTERATIONS	3,450			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,800	15 1.00	15A 1.00	A 1.00	328,800	3.23	A 1.00	R04 1.50			311,940

TOTAL	12,800 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	311,900	294,300
BUILDING	236,600	226,400
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	**550,200**	**522,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X8		96	22.01	1,700

PHOTO 03/09/2021

BLDG COMMENTS

BUILDING

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

MEASURE	3/9/2021	NF
LIST	3/9/2021	EST
REVIEW	11/8/2021	EMZ

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	1.000
$NLA(RCN)	$377	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,175
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		56.05	45,737
A	BMF	N	BSMT FINISH	816		33.82	27,598
A	BAS	L	BASE AREA	816	1972	262.28	214,017
B	WDK	N	WOOD DECK	225		37.24	8,379
C	PTA	N	PATIO	225		13.60	3,059
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	307,259
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$236,600