

Key: 5709

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.926

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
MAY CYNTHIA A TRUSTEE & MAY BARBARA A TRUSTEE 63 ANDOVER ROAD BILLERICA, MA 01821				85-25-0				40 QUAIL HOLLOW ROAD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MAY CYNTHIA A TRUSTEE & MAY BARBARA A & MAY ROBERT A & PATRICIA G				08/27/2018	F	1 31492-171			
				08/27/2018	J	121,666	31492-166						
				10/23/2003	A	1 17835-106							

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	%
953	11/07/2018	7	ALTERATIONS	8,000	07/23/2019	TCK	100	100
		12	CYCLICAL NON		11/08/2011	MR	100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100
485	08/22/1997	7	ALTERATIONS	3,600			100	100

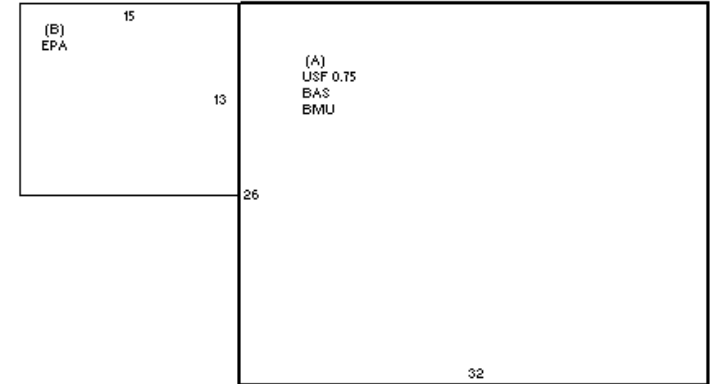
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	15	1.00	15A	1.00	A	1.00				318,760

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE			LAND	318,800	300,700	
St Ind	SHEEP POND EST.		BUILDING	308,800	291,600			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
					TOTAL	628,800	593,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/3/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$299	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		60.18	50,070
A	BAS	L	BASE AREA	832	1971	281.60	234,293
A	USF	L	UPPER STORY FIN	624	1971	187.52	117,015
B	EPA	N	ENCLOSED PORCH	195		78.01	15,211
	F21	O	FPL 2S 10P	1		10,354.00	10,354

TOTAL RCN	434,900
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1975 / 48
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71

RCNLD	\$308,800
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