

Key: 5727

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.946

LEG  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MOONEY BRIAN C & ROSEMARY LAPPIN 47 BELLEVUE ROAD ANDOVER, MA 01810		54-19-0		70 HAZEL LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MOONEY BRIAN C & ROSEMARY		07/23/2021	F	1 34320-139	
MOONEY BRIAN C		07/22/2021	J	255,000 34315-152	
MCDONALD LISA A & MOONEY		07/22/2021	F	1 34315-149	

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 %
400	05/09/2013	7	ALTERATIONS	3,800	08/14/2014	RJM	100 100
661	11/02/2000	2	ADD	7,000	06/07/2001	SJM	100 100
362	12/19/1991	5	OTHER				100 100
292	10/10/1991	1	NEW CONSTRUC	85,000	03/01/1992		100 100
SS2013		13	SPLIT/SUB/LA				100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	36,532	12	1.00	12J	1.00	A	1.00	219,200	1.40	A	1.00	R03	1.00		257,500
350	A	0.564	12	1.00	12J	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		1,180

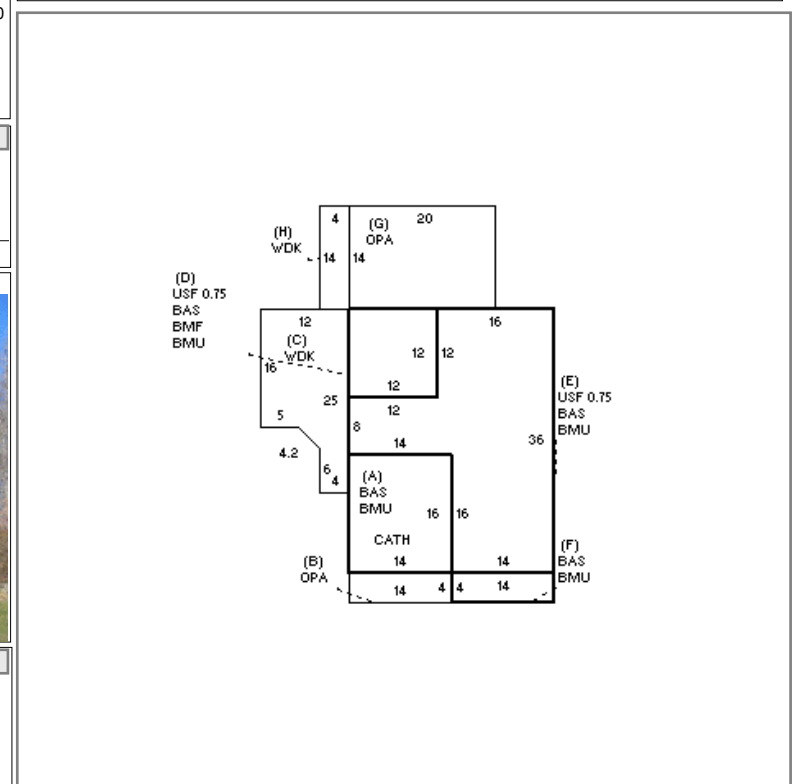
TOTAL	1.403 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E Land area corrected for FY 13, adding the wetlands from plan book 420, page 35.	LAND	258,700	244,100			
St Ind	GRIFFITHS POND		BUILDING	467,100	441,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	725,800	685,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/27/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/26/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAM RM



DETACHED

BUILDING

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	1,652	DETAIL ADJ	1.000
\$NLA(RCN)	\$341	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	\$8,752
GARAGE SPACES		0	1.00
% BSMT FIN		13	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,064		63.35	67,406
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	224	1991	293.17	65,670
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	336		56.10	18,850
ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	289		43.98	12,711
FLOOR COVER	2	SOFTWOOD	1.00	D	BMF	N	BSMT FINISH	144		45.25	6,517
INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	840	1991	293.17	246,261
HEATING/COOL	1	FORCED AIR	1.00	+	USF	L	UPPER STORY FIN	588	1991	208.38	122,529
FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389
					ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	562,794
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$467,100