Key: 5938

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.162

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOYT JOSEPH C & KELLY M 313 ALDEN DRIVE BREWSTER, MA 02631	55-53-0	313 ALDEN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOYT JOSEPH C & KELLY M	11/15/2017	QS	333,000	30899-265
HAYDEN MAUREEN &	03/31/2010	QS	250,000	24455-250
CASH FRANCIS R & CELESTE	09/05/2007	F	1	22313-250

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	%
	11/15/2017	16	MLS REVIEW	333,000	08/06/2018	JMG	100	100
355	05/21/2007	7	ALTERATIONS	2,500	11/06/2007	REO	100	100
442	07/26/2004	7	ALTERATIONS	3,000	11/06/2007	REO	100	100
402	08/09/1996	5	OTHER	5,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,700	12 1.00	12K 1.00	A 1.00	230,160	2.34	A 1.00	R05 1.05			231,270

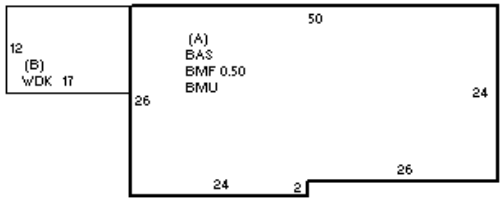
TOTAL	18,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	SCHOOLHOUSE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	231,300	218,200
BUILDING	306,400	293,200
DETACHED	3,000	3,000
OTHER	0	0
TOTAL	**540,700**	**514,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X18		216	19.84	3,000

PHOTO 03/21/2019



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	3/21/2019	NF
LIST	3/21/2019	EST
REVIEW	12/23/2019	MR

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.000
$NLA(RCN)	$336	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	4	$5,200
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	1,248		54.34	67,815
A	BMF	N	BSMT FINISH	624		37.59	23,458
A	BAS	L	BASE AREA	1,248	1968	246.50	307,632
B	WDK	N	WOOD DECK	204		39.20	7,997
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN 419,739

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE 1979 / 44

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $306,400