

Key: 5958

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.184

LEGAL

LAND

DETACHED

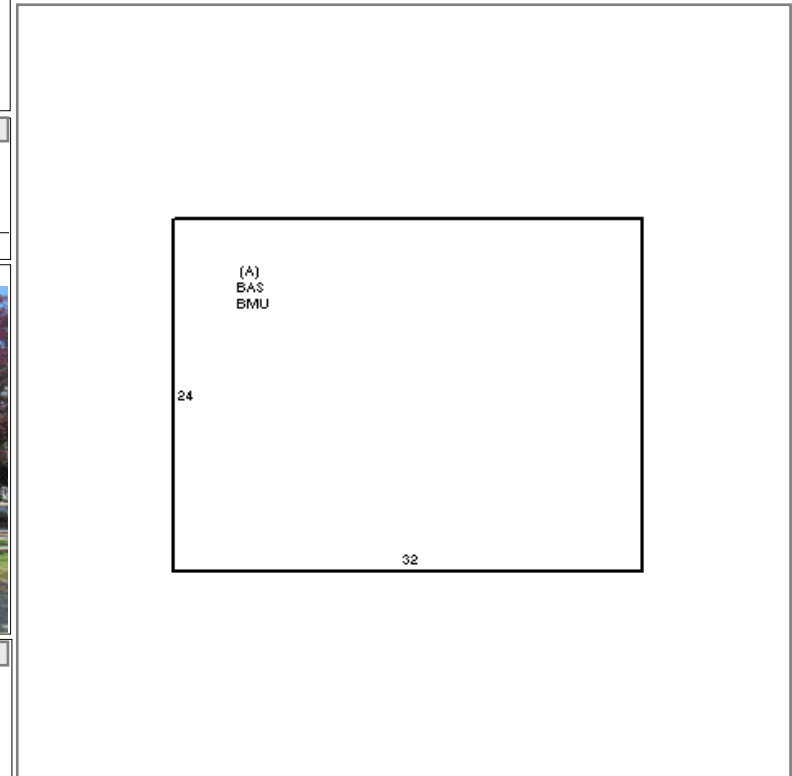
BUILDING

CURRENT OWNER		PARCEL ID				LOCATION						
HIGGINS EBEN J & JENNIFER L 288 ALDEN DRIVE BREWSTER, MA 02631		55-28-0				288 ALDEN DRIVE						
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
HIGGINS EBEN J & JENNIFER		09/21/2021	F	100	34491-192							
HIGGINS EBEN J		04/30/2019	QS	325,000	31984-306							
KIMBER JOAN & PHILLIP W T		03/28/2011	QS	249,000	25341-312							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	12 1.00	12K 1.00	A 1.00	230,160	2.31	A 1.00	R05	1.05		232,010

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	%
23-1165	11/08/2023	7	ALTERATIONS	3,350	06/14/2024	TCK	100	100
	04/30/2019	16	MLS REVIEW	325,000	03/09/2020	JMG	100	100

TOTAL	19,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	232,000	218,900
St Ind	SCHOOLHOUSE		BUILDING	196,100	187,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>428,100</b>	<b>406,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/21/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$350	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,705	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		59.19	45,457
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1972	276.33	212,219
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,255.20	7,255
ROOF COVER	1	ASPH/CMP SH	1.00								
FLOOR COVER	3	W/W CARPET	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	268,635
CONDITION ELEM	CD
EXTERIOR	A
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	\$196,100