

Key: 5966

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.192

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH CATHIE A & DAVID C TRUSTEES SMITH TRUST 50 HAZEL LANE BREWSTER, MA 02631				54-22-0				50 HAZEL LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SMITH CATHIE A & DAVID C				07/02/2015	F	28988-143		1 28988-143			
SMITH DAVID C & CATHIE A				03/01/1977	XX	2474-188		1 2474-188			

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	%
144	03/01/2016	7	ALTERATIONS	9,600	03/03/2017	NF	100	100
414	06/03/2015	77	SOLAR PANELS	13,000	05/12/2016	WFF	100	100
759	09/13/2013	7	ALTERATIONS	1,500	08/07/2014	RJM	100	100
NP		12	CYCLICAL NON		11/15/2007	REO	100	100
528	09/29/1998	7	ALTERATIONS	6,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,300	12	1.00	12J 1.00 A 1.00	219,200	1.89	A 1.00	R03	1.00		231,710

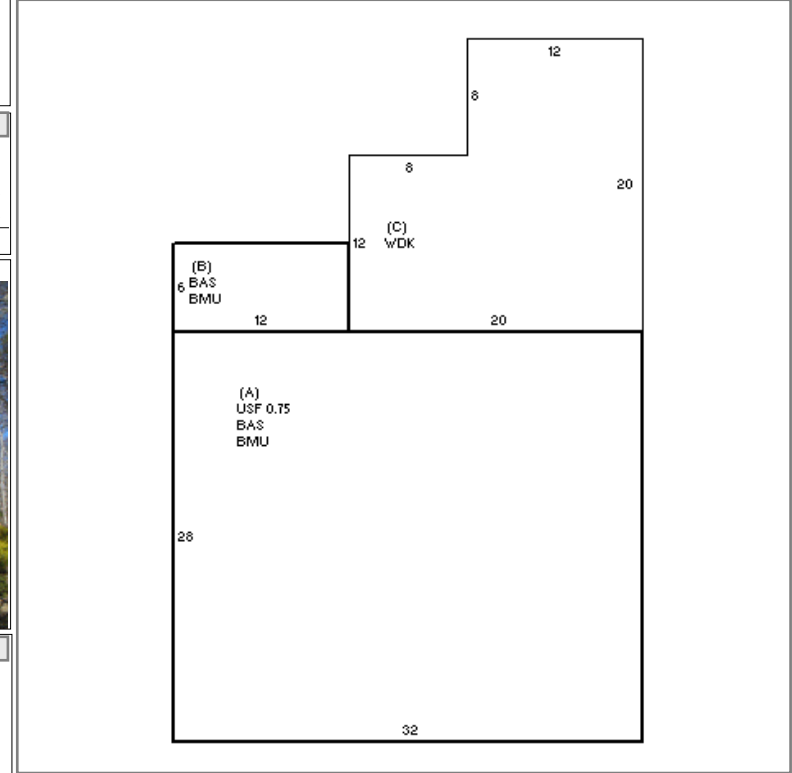
TOTAL	24,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	231,700	218,600
St Ind	GRIFFITHS POND		LAND	349,800	334,900			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	582,700	554,700			

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



BLDG COMMENTS
SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	10/15/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,640	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	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		1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	968		60.18	58,254
+	BAS	L	BASE AREA	968	1978	271.54	262,855
A	USF	L	UPPER STORY FIN	672	1978	187.53	126,017
C	WDK	N	WOOD DECK	336		39.98	13,434
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	485.870	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1978 / 45	
COND	28 28 %	
FUNC	0	
ECON	0	
DEPR	28 % GD 72	
RCNLD	\$349,800	