

Key: 5982

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.206

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AL-HACHEM VALERIE N TRUSTEE VALERIE N ALHACHEM LIVING TRUST 82 RUN HILL ROAD BREWSTER, MA 02631				35-38-0				82 RUN HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AL-HACHEM VALERIE N TRUST				11/05/2021	F	100	34638-38				
AL-HACHEM VALERIE N				02/28/2003	QS	465,000	16481-283				
KISS ARNO & VAINO				11/15/1996	QS	250,000	10485-133				

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	%
702	11/05/2021	15	SALE REVIEW	100	06/08/2022	JMG	100	100
		14	CYCLICAL GRO		02/15/2018	NF	100	100
	09/14/2012	7	ALTERATIONS	7,000	01/30/2013	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	0.098	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	1,180

TOTAL	1.475 Acres				ZONING	RR	FRNT	0			ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12				NOTE FY23 adjust sf per plan Bk 373 Pg 88	LAND	304,500	287,300					
St Ind	AVERAGE					BUILDING	735,000	703,100					
Infl	AVERAGE					DETACHED	1,500	1,500					
						OTHER	0	0					
						<b>TOTAL</b>	<b>1,041,000</b>	<b>991,900</b>					

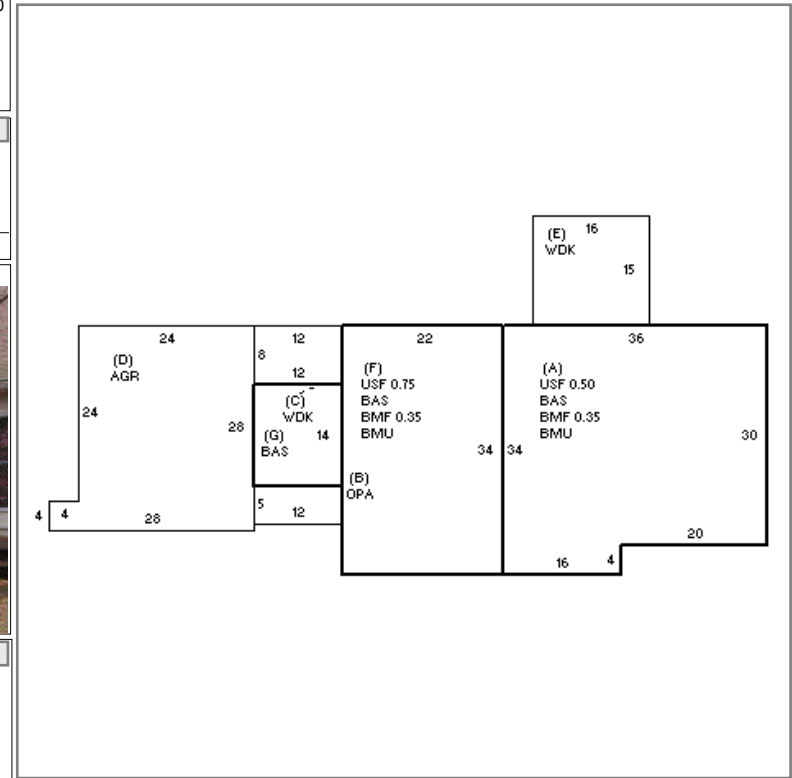
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X12		144	21.39	1,500

PHOTO 02/15/2018



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/18/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	0.980
NET AREA	3,193	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$12,241
GARAGE SPACES	2	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	1	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	1,892		57.51	108,801
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	662		43.36	28,706
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,133	1986	203.41	230,459
ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	60		57.67	3,460
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	336		45.21	15,192
INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	688		42.75	29,414
HEATING/COOL	11	HTWT/CL AIR	1.05	+	BAS	L	BASE AREA	2,060	1986	255.90	527,144
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,708.80	11,709

TOTAL RCN	967,127	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1986 / 37	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76

RCNLD	\$735,000
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