

Key: 5983

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.207

LEGAL

LAND

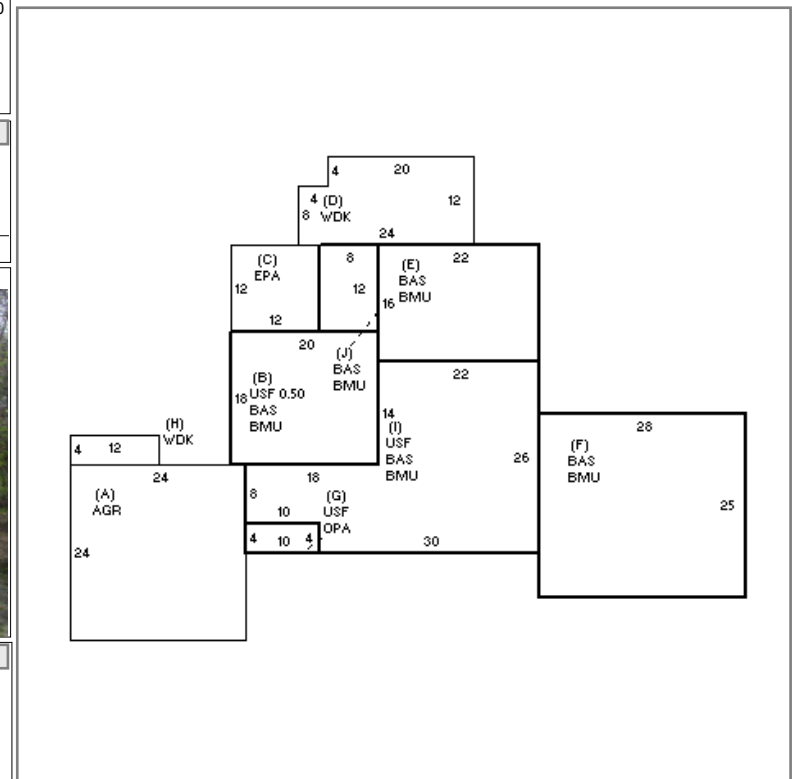
CURRENT OWNER				PARCEL ID				LOCATION			
HENDRICKS CRAIG A COTRUSTEE RANSFORD PAIGE H COTRUSTEE 19 GREENBRIAR ROAD CANTON, MA 02021				35-37-0				94 RUN HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDRICKS CRAIG A COTRUST				03/07/2012	N		12323-250				
FORSTER TODD A TRUSTEE				06/15/1999	DC		12323-250				
FORSTER WILLIAM G TRUSTE				06/08/1999	F	100	12323-250				

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	%
328	04/12/2021	7	ALTERATIONS	4,944	05/09/2022	TCK	100	100
459	05/16/2019	7	ALTERATIONS	31,190	07/08/2020	MR	100	100
		14	CYCLICAL GRO		02/15/2018	NF	100	100
1102	12/20/2013	7	ALTERATIONS	2,358	08/12/2014	RJM	100	100
635	11/10/1997	5	OTHER	5,000	04/01/1998	BC	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	372,640	1.00	A 1.00	PF3 1.70			515,690
300	A	0.173	12 1.00	A 1.00	A 1.00	20,400	1.00	A 1.00	PF3 1.70			3,530

TOTAL	1.550 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	519,200	489,800
St Ind	AVERAGE		BUILDING	861,200	813,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,380,400</b>	<b>1,302,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2018	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/24/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,050,264	
NET AREA	3,224	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	576		47.35	27,276	CONDITION ELEM	CD	
\$NLA(RCN)	\$326	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	2,256		57.31	129,291	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,904	1997	276.98	527,377	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USF	L	UPPER STORY FIN	180	1997	227.20	40,895	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	144		100.51	14,473	BATHS	A	
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	320		48.94	15,661	HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03	E	BAS	L	BASE AREA	352	1997	276.98	97,498			
				FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	40		62.43	2,497			
																	EFF.YR/AGE	1997 / 26
																	COND	18 18 %
																	FUNC	0
																	ECON	0
																	DEPR	18 % GD 82
																	RCNLD	\$861,200