Key: 628

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 650

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITCHER JONATHAN P & **WHITCHER BONNY** **80 FEARING ROAD** **HINGHAM, MA 02043**	**79-35-0**	**83 DUNE ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITCHER JONATHAN P &	12/23/2010	QS	2,200,000	25123-251
VASTA SALVATORE & DEBORAH	12/01/2006	QS	2,225,000	21571-153
CHRISTIE SUZANNE &	02/28/2006	A	1	20777-265

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

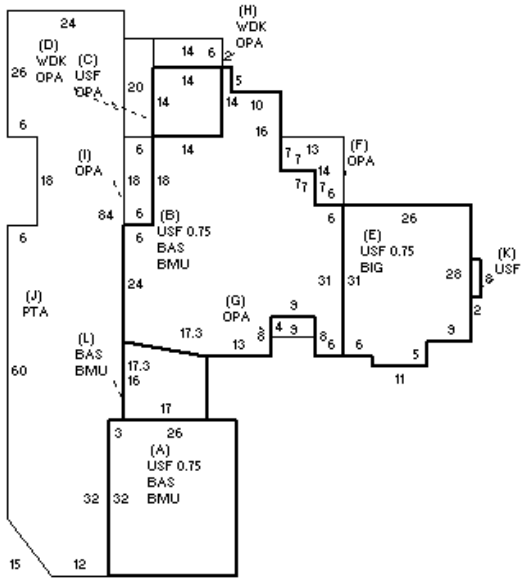
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
233	03/31/2014	2	ADD	1,940,995	04/25/2016	WFF	100	100
233	03/27/2014	2	ADD		06/17/2015	MW	100	100
268	03/28/2013	7	ALTERATIONS	3,500	08/06/2014	RJM	100	100
131	02/20/2013	7	ALTERATIONS	41,000	08/06/2014	RJM	100	100
156	04/11/2011	7	ALTERATIONS	16,500	03/01/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	51,836	5 1.00	A 1.00	A 1.00	2,880,288	1.11	10 0.90	BXP 14.60			3,802,830

TOTAL	1.190 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	3,802,800	3,587,700
BUILDING	1,280,000	1,224,200
DETACHED	0	0
OTHER	0	0
TOTAL	**5,082,800**	**4,811,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G-	1.20	GOOD - [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/10/2020	NF
LIST	11/10/2020	EST
REVIEW	1/6/2021	MR

YEAR BLT	1955	SIZE ADJ	0.970
NET AREA	5,675	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	20	$32,760
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,884		56.10	161,796
A	BAS	L	BASE AREA	832	1955	271.14	225,593
+	BAS	L	BASE AREA	2,052	2014	271.14	556,389
B	USF	L	UPPER STORY FIN	1,354	2014	169.67	229,735
+	OPA	N	OPEN PORCH	677		61.11	41,372
+	WDK	N	WOOD DECK	204		47.91	9,774
E	BIG	N	BUILT-IN GARAGE	801		58.13	46,559
J	PTA	N	PATIO	2,526		14.57	36,816
+	USF	L	UPPER STORY FIN	1,437	1955	169.67	243,817
	F21	O	FPL 2S 1OP	1		12,406.60	12,407
	ODS	O	OUTDOOR SHOWER	1		2,951.60	2,952

TOTAL RCN	1,599,968

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

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	$1,280,000		