

Key: 6348

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.580

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HNIS TODD A 63 DERBY LANE BREWSTER, MA 02631				12-88-0				63 DERBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HNIS TODD A				08/25/2017	H		30721-180				
HNIS TODD & LUZIA F				01/20/2012	QS	275,000	26017-187				
TORTORA FRED F & KATHLEEN				05/14/1993	A	100	8575-151				

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	%
514	06/07/2016	5	OTHER		03/08/2017	NF	100	100
174	04/14/2011	7	ALTERATIONS	6,000	03/20/2012	MR	100	100
NP		12	CYCLICAL NON		03/03/2008	JH	100	100


LAND

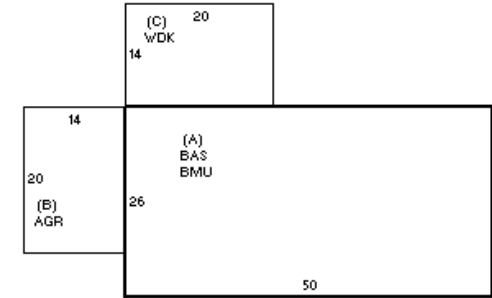
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	41,080	12	1.00	A	1.00	A	1.00	219,200	1.29	A	1.00	R03	1.00			266,960

DETACHED

TOTAL	41,080 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	267,000	251,900
St Ind	AVERAGE		LAND	317,900	304,300			
Infl	AVERAGE		BUILDING	900	900			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	585,800	557,100

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/08/2017
SHF	A	1.00	50 0.50 8X10		80	22.01	900		



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/3/2008	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/12/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,572
NET AREA	1,300	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,300		54.34	70,641		
\$NLA(RCN)	\$330	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,300	1982	246.50	320,450		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	280		43.10	12,068		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	280		39.20	10,976		
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 10P	1		7,637.00	7,637			
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOL	1	FORCED AIR	1.00										
FIXTURES	6	\$7,800		FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															

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

EFF.YR/AGE	1982 / 41
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$317,900