

Key: 661

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 683

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CURRENT OWNER										PARCEL ID			LOCATION				
BARKER NICHOLAS & DEBORAH TRSTEEES 57 WESTON LANE HOPKINGTON, MA 01748										79-68-0			18 ISIAH DUNSTER LANE				
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
BARKER NICHOLAS & DEBORAH										11/04/2015	F	100	29251-181				
BARKER NICHOLAS P & DEBOR										06/25/2004	QS	820,000	18762-037				
PREZIOSI LUIGI M & AMY C										04/13/1979	A	1	2900-265				

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	%
92	01/28/2021	7	ALTERATIONS	5,000	04/25/2022	TCK	100	100
	11/29/2017	5	OTHER		11/29/2017	JMG	100	100
896	09/30/2016	1	NEW CONSTRU	60,000	04/19/2018	NF	100	100
895	09/30/2016	2	ADD	500,000	04/19/2018	NF	100	100
315	05/23/2002	2	ADD	60,400	04/16/2003	TN	100	100

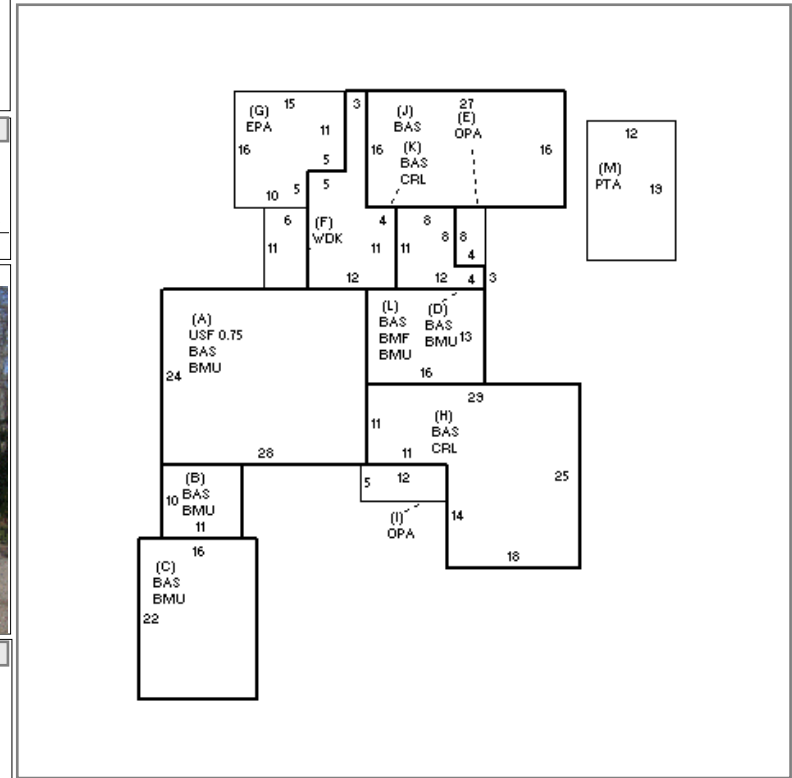
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,000	5	1.00	A	1.00	A	1.00	767,200	2.13	A	1.00	BAV	3.50			787,770

TOTAL	21,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	787,800	743,200
St Ind	AVERAGE		BUILDING	923,100	872,000			
Infl	AVERAGE		DETACHED	14,800	14,600			
			OTHER	0	0			
TOTAL							1,725,700	1,629,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 24X24	2016	576	28.49	14,800



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	JMG
MODEL	1		RESIDENTIAL	LIST	11/29/2017	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1979	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	941,956			
NET AREA	3,154	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,442		57.87	83,446	CONDITION ELEM	CD			
\$NLA(RCN)	\$299	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	980	1979	243.94	239,059	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	504	1979	204.21	102,924	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	462	2002	243.94	112,699	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	92		54.98	5,058	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	66		43.10	2,845	HEAT/ELEC	V			
				HEATING/COOL	2	HOT WATER	1.00	G	EPA	N	ENCLOSED PORCH	215		79.66	17,128					
				FUEL SOURCE	1	OIL	1.00	H	CRL	N	BSMT CRAWL	571		33.39	19,064					
																		EFF.YR/AGE	2021 / 2	
																		COND	2 2 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	2 % GD 98	
																		RCNLD	\$923,100	