

Key: 6845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.072

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOYLE CAROL L (LIFE ESTATE) 51 HARMONY LANE BREWSTER, MA 02631				53-41-0				51 HARMONY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOYLE CAROL L (LIFE ESTAT				03/12/2012	J	125,000	(196546)				
HOYLE CAROL L				07/20/2007	QS	365,000	(183689)				
MEEKER CALVIN R & SMALL S				06/22/2000	QS	190,000	(158142)				

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	%
39	01/18/2018	7	ALTERATIONS	7,280	07/16/2019	NF	100	100
NP		12	CYCLICAL NON		06/20/2007	JH	100	100
77	04/02/1991	2	ADD	8,700	04/01/1992		100	100

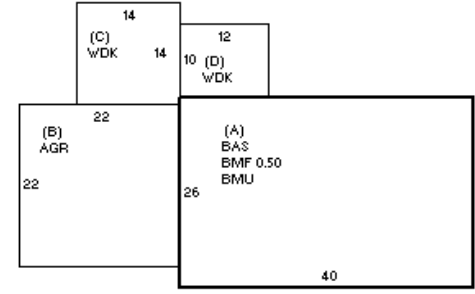
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,590	14	1.00	A	1.00	A	1.00	252,080	1.82	A	1.00	R03	1.15			269,890

TOTAL	25,590 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	269,900	276,800
St Ind	AVERAGE		BUILDING	300,700	284,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	570,600	560,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=BATH,FR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/7/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/24/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,869		
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722	CONDITION ELEM	CD		
\$NLA(RCN)	\$385	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	520		40.33	20,974	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1983	261.29	271,742	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	484		39.65	19,192	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	316		39.20	12,387	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,415.00	2,415				
				FUEL SOURCE	1	OIL	1.00												
																		EFF_YR/AGE	1983 / 40
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$300,700

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