

Key: 690

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 709

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|---|----------|------|------------|------|------------|--------------|-----------------|------|----|------------|-----------|---------|
| HODES NEIL M & NEIMAN BETH L TRUSTEES 195 FOSTER REALTY TRUST 47 FELLSMERE ROAD NEWTON, MA 02459 | | | | 79-48-0 | | | | 195 FOSTER ROAD | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | |
| HODES NEIL M & NEIMAN BET | | | | 09/18/2023 | F | 1 | 35988-223 | | | | | | |
| HODES NEIL M & NEIMAN BET | | | | 06/10/2003 | QS | 550,000 | 17064-068 | | | | | | |
| BARRY ROBERT J & | | | | 12/18/1996 | QS | 185,000 | 10529-281 | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
| 100 | S | 13,775 5 | 1.00 | A | 1.00 | A | 1.00 | 767,200 | 3.03 | A | 1.00 | R12 3.50 | 734,630 |

| TOTAL | 13,775 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|-----------|-----------|----------|
| Nbhd | NBHD 5 | NOTE | | | LAND | 734,600 | 554,500 | |
| St Ind | AVERAGE | | BUILDING | 441,800 | 417,500 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 39,600 | 37,400 | | | |
| | | | | | TOTAL | 1,216,000 | 1,009,400 | |

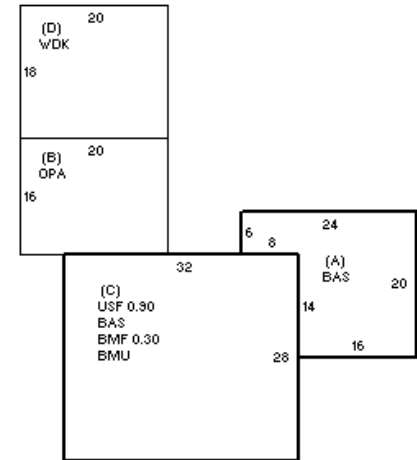
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/6/2020 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/6/2020 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 4/11/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 2,070 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BAS | L | BASE AREA | 1,264 | 1955 | 263.75 | 333,386 |
| \$NLA(RCN) | \$301 | OVERALL | 1.070 | EXT COVER | 4 | VINYL | 1.00 | B | OPA | N | OPEN PORCH | 320 | | 53.50 | 17,120 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 896 | | 63.13 | 56,565 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | BMF | N | BSMT FINISH | 269 | | 43.16 | 11,610 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | USF | L | UPPER STORY FIN | 806 | 1955 | 194.71 | 156,936 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | WDK | N | WOOD DECK | 360 | | 41.94 | 15,100 |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F21 | O | FPL | 2S 1OP | 1 | | 10,861.60 | 10,862 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,584.10 | 2,584 | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 203 | 03/16/2022 | 7 | ALTERATIONS | 27,533 | 03/30/2023 | TCK | 100 | 100 |
| 565 | 06/16/2021 | 7 | ALTERATIONS | 7,561 | 04/25/2022 | TCK | 100 | 100 |
| 901 | 10/16/2019 | 7 | ALTERATIONS | 6,000 | 07/09/2020 | NF | 100 | 100 |
| 793 | 09/09/2019 | 7 | ALTERATIONS | 50,000 | 07/09/2020 | NF | 100 | 100 |
| 927 | 10/31/2018 | 7 | ALTERATIONS | 6,000 | 07/08/2019 | NF | 100 | 100 |



BLDG COMMENTS

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|----------------|------------|
| TOTAL RCN | 622,245 |
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | G |
| EFF.YR/AGE | 1975 / 48 |
| COND | 29 29 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 29 % GD 71 |
| RCNLD | \$441,800 |

