

Key: 703

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 724

LEG

AND

DETACHED

BUILDING

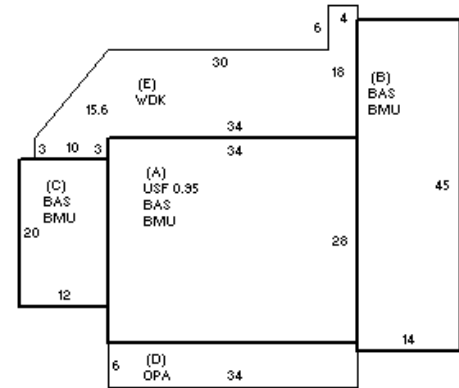
CURRENT OWNER					PARCEL ID				LOCATION				
DORAN STEPHEN F & SANDRA J 12 CROOKED MEADOW LANE HINGHAM, MA 02043					79-74-0				18 GRANDFATHERS LANE				
					TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
					DORAN STEPHEN F & SANDRA				05/24/1991	QS	135,700	7546-021	

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	%
942	12/09/2022	9	HVAC	30,000	02/23/2023	TCK	100	100
2	01/04/2022	1	NEW CONSTRUC		02/23/2023	TCK	100	100
1085	12/08/2021	6	DEMO	8,000	04/25/2022	TCK	100	100
173	04/09/2003	8	YARD ITEMS	2,450			100	100
74	03/16/1992	2	ADD	17,500	01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,500	5	1.00	A	1.00	A	1.00	767,200	2.47	A	1.00	R12	3.50			761,210

TOTAL	17,500 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	761,200	574,500					
St Ind	AVERAGE		BUILDING	748,800	714,600					
Infl	AVERAGE		DETACHED	0	0					
			OTHER	0	0					
TOTAL				1,510,000	1,289,100					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2023	TCK
MODEL	1		RESIDENTIAL	LIST	4/25/2022	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	756,405		
NET AREA	2,726	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,822		51.82	94,424	CONDITION ELEM CD			
\$NLA(RCN)	\$277	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,822	2022	240.86	438,852	EXTERIOR	A		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	904	2022	189.16	171,001	INTERIOR	A		
STORIES	1.95	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	D	OPA	N	OPEN PORCH	204		51.98	10,603	KITCHEN	A		
ROOMS	8	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	522		40.75	21,270	BATHS	A		
BEDROOMS	5		1.00	INT FINISH	1	PLASTER	1.00		ODS	O	OUTDOOR SHOWER	1		2,510.40	2,510	HEAT/ELEC	A		
BATHROOMS	4		1.00	HEATING/COOL	9	WARM/CL AIR	1.03												
FIXTURES	13	\$17,745		FUEL SOURCE	2	GAS	1.00												
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	1	1.00																	
EFF.YR/AGE																2022 / 1			
COND																1	1%		
FUNC																0			
ECON																0			
DEPR																1	% GD	99	
RCNLD																			\$748,800