

Key: 7157

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.385

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMAN OSNAT 1060 BROADWAY UNIT 201 SOMERVILLE, MA 02144				63-27-0				192 GULLS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOFFMAN OSNAT				04/06/2023	QS	1,950,000	35719-153				
BICKERT MADELEINE M TRUST				08/26/2015	F	1	29098-197				
BICKERT MADELEINE M				09/05/2014	F		10983-279				

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	%
23-1196	12/06/2023	77	SOLAR PANELS	63,000	07/05/2024	TCK	100	100
23-1055	10/25/2023	7	ALTERATIONS	200,000	07/05/2024	TCK	100	100
23-871	08/23/2023	77	SOLAR PANELS	72,500	07/05/2024	TCK	100	100
23-781	08/17/2023	7	ALTERATIONS	300,000	07/05/2024	TCK	100	100
	04/06/2023	16	MLS REVIEW	1,950,000	04/16/2024	JMG	100	100

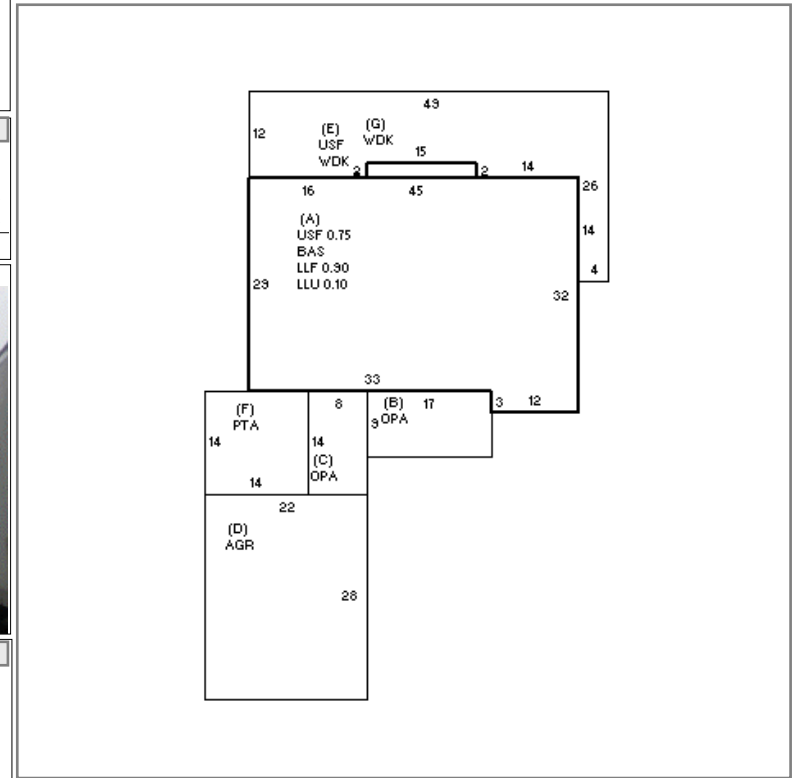
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,000	13	1.00	A	1.00	A	1.00	767,200	1.85	A	1.00	PF4	3.50			816,650

TOTAL	25,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	SURVEY FOR FY 2003 -- PLAN BOOK 562/18			LAND	816,700	770,500
St Ind	AVERAGE		LAND	912,700	662,500			
Infl	AVERAGE		DETACHED	3,600	1,100			
						OTHER	0	0
TOTAL						TOTAL	1,733,000	1,434,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 10	100	22.01	1,100
DDK	A	1.00	01 1.00	18X8, 6X9	2023	198	12.50



BLDG COMMENTS
LLF= FAM/TV RM, BATH, OFFICE
48 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2007	JH
MODEL	1		RESIDENTIAL	LIST	7/5/2024	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	7/25/2024	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN		
NET AREA	3,584	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	134		114.47	15,339		
\$NLA(RCN)	\$255	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	1,207	2000	141.35	170,612		
				ROOF SHAPE	6	SALTBOX	1.00	A	BAS	L	BASE AREA	1,341	2000	295.53	396,311		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,036	2000	211.42	219,033		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	265		59.95	15,886		
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	616		44.44	27,375		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	WDK	N	WOOD DECK	644		47.00	30,267		
				FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	196		18.11	3,550		
												F21	O	FPL 2S 1OP	1	12,170.20	12,170
												ODS	O	OUTDOOR SHOWER	1	2,895.40	2,895

TOTAL RCN	912,720
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$912,700