

Key: 7298

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.527

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HASSELBACK CHARLES K & JANE T 9 VANE STREET WELLESLEY, MA 02482				73-70-0				120 SHEEP POND CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HASSELBACK CHARLES K & JA				04/19/2019	QS	687,500	31963-66				
O'CONNELL JOSEPHINE A TRU				05/02/2001	F	1	13789-156				
O'CONNELL A JOSEPHINE TRU				09/01/1995	J	100	9826-328				

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	%
239	04/19/2019	15	SALE REVIEW	687,500	03/09/2020	JMG	100	100
561	05/12/2011	2	ADD	10,000	03/09/2012	MR	100	100
500	11/08/2010	1	NEW CONSTRUCT	420,000	03/09/2012	MR	100	100
	10/07/2010	6	DEMO	14,000	01/20/2011	JH	100	100
		12	CYCLICAL NON		12/01/2003	JB	100	100

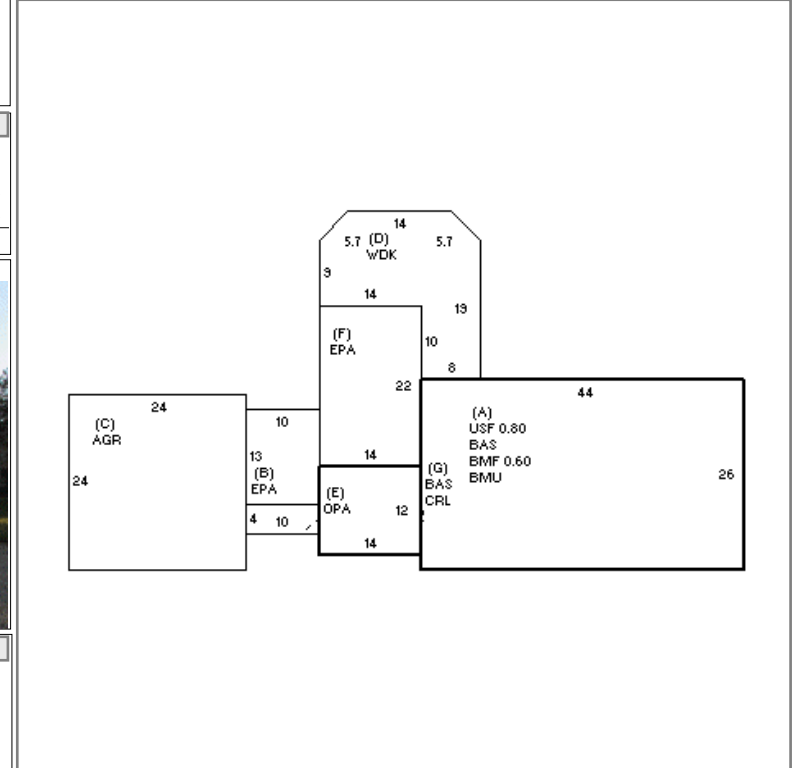
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,500	15	1.00	A	1.00	A	1.00		R04	1.50	345,520

TOTAL	23,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	345,500	326,000	BUILDING	689,200	658,400
St Ind	AVERAGE		DETACHED	1,900	1,900	OTHER	0	0
Infl	AVERAGE		TOTAL	1,036,600	986,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X14		128	21.39	1,900



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	3/11/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/20/2011	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/10/2021	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,227	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		65.22	74,606
\$NLA(RCN)	\$352	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	686		43.42	29,786
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,312	2010	284.71	373,536
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	915	2010	210.18	192,312
				FLOOR COVER	1	HARDWOOD	1.00	+	EPA	N	ENCLOSED PORCH	438		74.38	32,579
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	576		43.81	25,233
				HEATING/COOL	9	WARM/CL AIR	1.03	D	WDK	N	WOOD DECK	350		45.28	15,847
				FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	40		57.75	2,310
								G	CRL	N	BSMT CRAWL	168		35.07	5,892
									F21	O	FPL 2S 1OP	1		11,724.40	11,724
									ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	783,132
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2010 / 13
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$689,200