

Key: 745

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 766

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
GOODWIN NANCY 25 EMERSON WAY SUDBURY, MA 01776						78-77-745			27 HOLLOW LANE				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						GOODWIN NANCY			01/26/2018	A	1	31047-129	
HAMMER MARGARET S TRUSTEE			07/17/2014	QS	360,000	28268-178							
MURDOCK KENNETH & JOAN TR			03/18/2005	F	1	19631-333							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
78	10/20/2015	7	ALTERATIONS	900	05/02/2016	WFF	100	100
788	09/25/2014	7	ALTERATIONS	17,700	06/12/2015	MW	100	100
224	04/24/2000	7	ALTERATIONS	2,000	12/12/2008	SAM	100	100
115	03/01/1994	2	ADD	12,000	12/12/2008	SAM	100	100

LAND

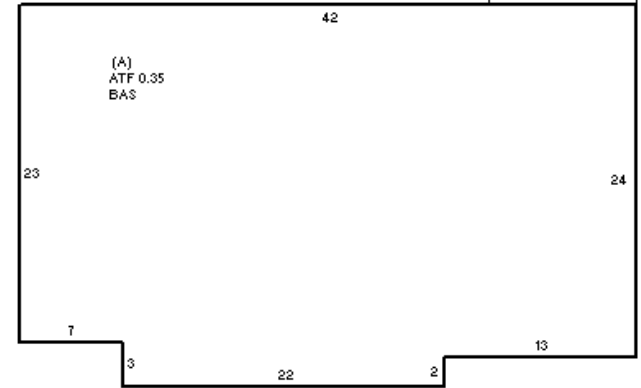
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	722,900	682,500			
Infl			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>722,900</b>	<b>682,500</b>

(B) 10  
PTA  
12

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/12/2008	SAM
MODEL	10		CONDO RES	LIST	12/12/2008	EST
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	12/16/2008	SAM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,411	DETAIL ADJ	2.555
\$NLA(RCN)	\$596	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.4	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	44	05-HOLLOW	1.15
VIEW/LOC	1	NONE	1.00
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,045	1977	635.81	664,426
A	ATF	L	ATTIC FIN	366	1977	446.68	163,484
B	PTA	N	PATIO	120		12.90	1,548

TOTAL RCN	840,558
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1978 / 45
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$722,900