

Key: 7672

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.899

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HICKS PAUL V & JANET L 75 MAGNET WAY BREWSTER, MA 02631				97-130-0				75 MAGNET WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HICKS PAUL V & JANET L				02/10/2004	H	313,000	(172082)					
CONSTANT JEAN E ETAL				12/23/2003	H		(142860)					
ROSE ALBERT M				12/02/1996	A	100	(142860)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,580	13	1.00	A	1.00	A	1.00	R02	1.00		267,820

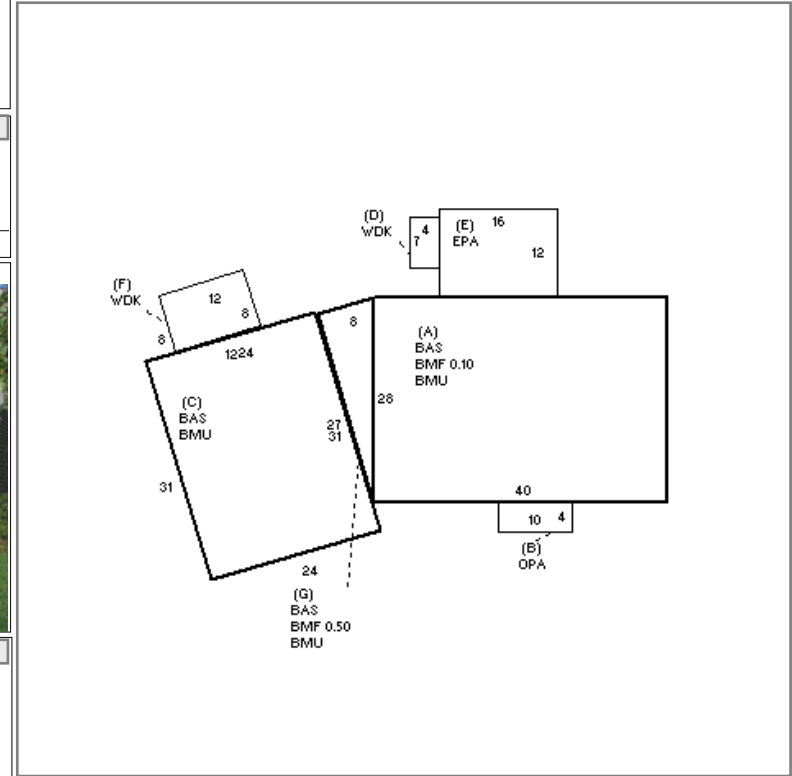
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
613		12	CYCLICAL NON		05/10/2013	SF	100	100
111	09/27/2005	2	ADD	31,000	04/26/2006	JB	100	100
524	03/25/2005	2	ADD	110,000	04/26/2006	JB	100	100
427	09/12/1995	5	OTHER	250			100	100
	10/15/1992	5	OTHER	1,200			100	100

LAND

TOTAL	41,580 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	267,800	252,700
St Ind	AVERAGE		BUILDING	531,200	508,000			
Infl	AVERAGE		DETACHED	3,400	3,400			
			OTHER	0	0			
TOTAL							802,400	764,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8		64	22.01	1,300
PTD	A	1.00	01 1.00		265	8.10	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	TCK
MODEL	1		RESIDENTIAL	LIST	6/7/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/13/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
1/2 BTH IN BMU
INFO @ DOOR 10/15/20

INDING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	672,410	
NET AREA	1,972	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,972		56.49	111,390	CONDITION ELEM	CD	
\$NLA(RCN)	\$341	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	166		45.70	7,587	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,228	1984	256.94	315,525	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	40		56.65	2,266	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	744	2005	256.94	191,164	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	124		44.42	5,508	HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03	E	EPA	N	ENCLOSED PORCH	192		86.64	16,636			
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		3,504.95	7,010			
															3,541.80	3,542		
																	EFF.YR/AGE	1992 / 31
																	COND	21 21 %
																	FUNC	0
																	ECON	0
																	DEPR	21 % GD 79
																	RCNLD	\$531,200