

Key: 7740

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.968

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
LINCOLN KEITH V & SUSAN J 49 OAKHURST ROAD HOPKINTON, MA 01748		94-48-0		71 JONATHANS WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LINCOLN KEITH V & SUSAN J		03/31/2020	QS	349,900	32800-242	
GLENNON DANIEL P & CAROL		03/11/2015	F	100	28731-208	
GLENNON DANIEL P & CAROL		01/20/1983	XX		3658-76	

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	%
	03/31/2020	15	SALE REVIEW	349,900	01/19/2021	JMG	100	100
277	06/02/2011	7	ALTERATIONS	7,500	03/08/2012	MR	100	100
57	02/04/2011	7	ALTERATIONS	2,000	03/08/2012	MR	100	100
		12	CYCLICAL NON		08/15/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,425	13 1.00	A 1.00	A 1.00	219,200	2.75	A 1.00	R02	1.00		213,200

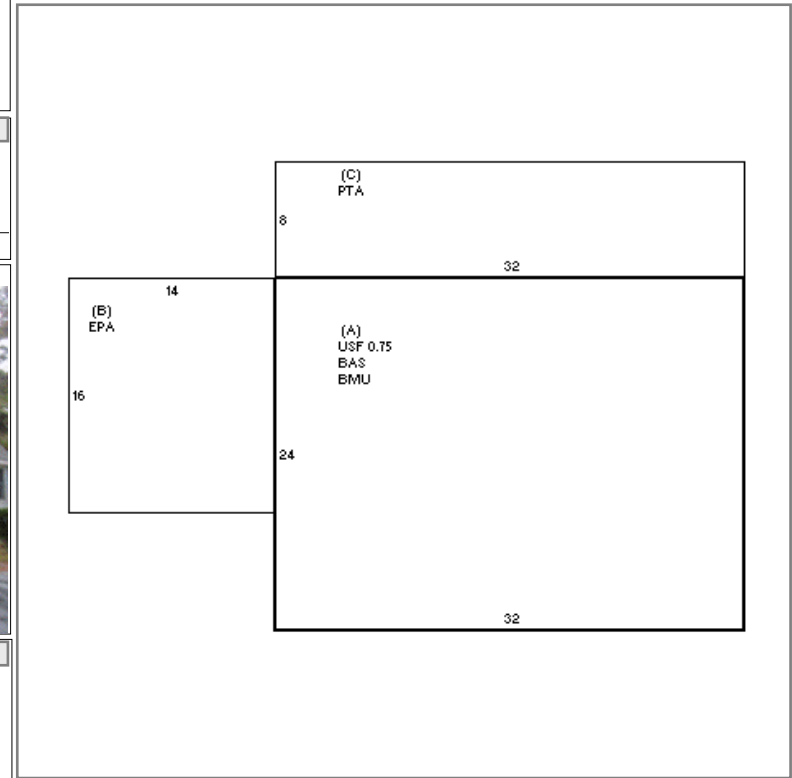
TOTAL	15,425 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	213,200	201,100
St Ind	AVERAGE		LAND	324,100	306,100			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	537,300	507,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2020



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/8/2012	MR
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$326	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		5	\$6,825
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		65.42	50,242
A	BAS	L	BASE AREA	768	1965	305.41	234,557
A	USF	L	UPPER STORY FIN	576	1965	195.01	112,326
B	EPA	N	ENCLOSED PORCH	224		76.07	17,041
C	PTA	N	PATIO	256		15.02	3,846
	F21	O	FPL 2S 10P	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	438.031	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT/ELEC		G
EFF.YR/AGE 1981 / 42		
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$324,100	