

Key: 7780

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.008

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON TROY L 159 FREEMANS WAY BREWSTER, MA 02631				96-23-0				159 FREEMANS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON TROY L				05/22/2020	QS	301,000	32928-300				
LOVERING JAMES A &				11/19/2012	F	100	26865-89				
LOVERING NANCY A				07/12/2004	H	1	18819-287				

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	%
788	05/22/2020	16	MLS REVIEW	301,000	01/27/2021	JMG	100	100
716	10/11/2017	7	ALTERATIONS	4,400	07/03/2018	MR	100	100
	08/28/2013	7	ALTERATIONS	1,500	08/15/2014	RJM	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100

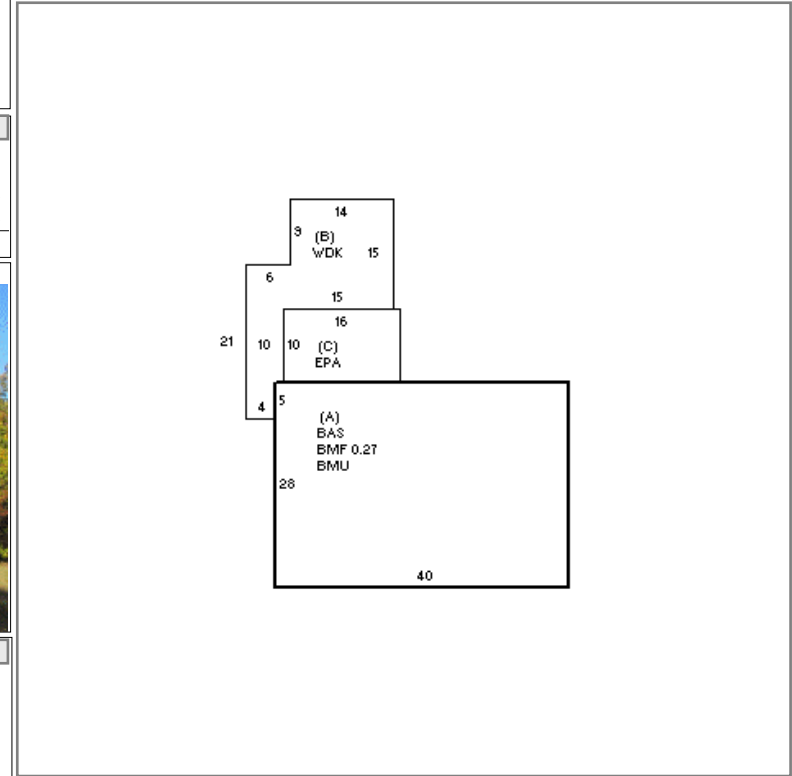
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,291	13	1.00	A	1.00	A	1.00	197,280	2.50	A	1.00	RM2	0.90			195,450

TOTAL	17,291 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	195,500	184,400
St Ind	AVERAGE		BUILDING	269,600	258,600			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	465,800	443,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	70 0.30 10X10		100	22.01	700	11/06/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	MR
MODEL	1		RESIDENTIAL	LIST	11/6/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/22/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,442		
NET AREA	1,120	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		56.46	63,239	CONDITION ELEM	CD		
\$NLA(RCN)	\$359	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	302		40.33	12,181	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,120	1968	253.89	284,362	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	316		39.20	12,387	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	160		76.48	12,236	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1968 / 55
																		COND	33 33 %
																		FUNC	0
																		ECON	0
																		DEPR	33 % GD 67
																		RCNLD	\$269,600