

Key: 78

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 83

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
KOVAL EDWARD E & KATHLEEN E TRUSTEES			38-18-0			7 HILLCREST DRIVE		
20 WILSON STREET			TRANSFER HISTORY			DOS	T	SALE PRICE
WELLESLEY, MA 02482			KOVAL EDWARD E & KATHLEEN			02/05/2019	F	1 31821-91
			KOVAL EDWARD E & KATHLEEN			05/21/2007	Q	539,000 22040-86
			MEGLAUGHLIN ROSALBA B			01/06/2005	A	19418-291

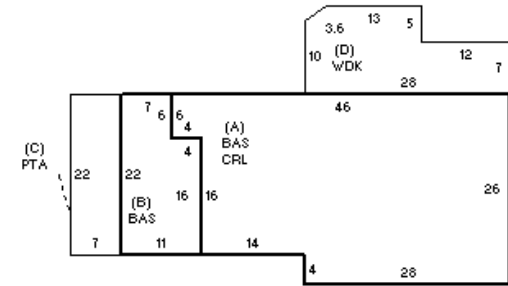
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,900	1 1.00	A 1.00	A 1.00	767,200	4.05	A 1.00	BA-	3.50		706,870

TOTAL	9,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	706,900	666,900
St Ind	AVERAGE		BUILDING	214,900	207,200			
Infl	AVERAGE		DETACHED	2,600	0			
			OTHER	0	0			
						TOTAL	924,400	874,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 12X10	2023	120	21.39	2,600



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	%
23-1164	02/23/2024	2	ADD	200,000				0 0
SR23-42	10/30/2023	3	OUT BUILDING	6,465	04/15/2024	NF	100	100
860	09/21/2021	7	ALTERATIONS	3,900	04/29/2022	TCK	100	100



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,169		
NET AREA	1,278	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,060		24.62	26,099				
\$NLA(RCN)	\$280	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,060	1966	236.64	250,838				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	218	2024	236.64	51,588				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	154		14.50	2,233				
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	273		37.63	10,274				
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,331.50	7,332				
				HEATING/COOL	14	ELECT BB+AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318				
				FUEL SOURCE	3	ELECTRIC	0.95												
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	1976 / 47
																		COND	29 29 %
																		FUNC	11 UC
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$214,900