Key: 7844

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,072

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HURST NEIL P 348 FREEMANS WAY BREWSTER, MA 02631	95-120-0	348 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HURST NEIL P	08/14/2008	QS	250,000	23101-338
DIXON VELVA M	02/03/1994	A	100	9035-325

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	%
1118	11/30/2016	7	ALTERATIONS	4,200	04/05/2017	NF	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100
45	02/02/1999	7	ALTERATIONS	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	13 1.00	A 1.00	A 1.00	197,280	2.17	A 1.00	RM2 0.90			201,520

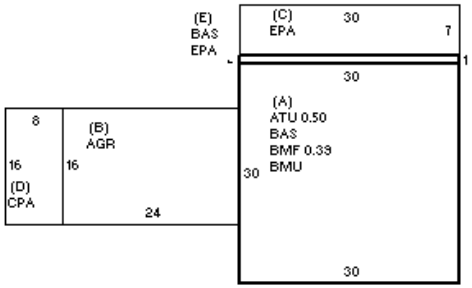
TOTAL	20,500 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	201,500	190,100
BUILDING	269,300	258,000
DETACHED	0	0
OTHER	0	0
TOTAL	**470,800**	**448,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/09/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/9/2020	TCK
LIST	11/9/2020	EST
REVIEW	12/22/2020	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	930	DETAIL ADJ	1.000
$NLA(RCN)	$426	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	GABLE	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	900		60.18	54,162
A	BMF	N	BSMT FINISH	351		41.14	14,441
+	BAS	L	BASE AREA	930	1970	271.54	252,537
A	ATU	N	ATTIC UNF	450		54.47	24,511
B	AGR	N	ATT GARAGE	384		42.20	16,206
+	EPA	N	ENCLOSED PORCH	240		73.90	17,736
D	CPA	N	CAR PORT	128		16.87	2,159
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	396,083

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1970 / 53		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$269,300