

Key: 7964

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.192

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HYLTON JENNIFER J 4 THOROUGHbred WAY SHREWSBURY, MA 01545-4472		98-64-0		108 MOSS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HYLTON JENNIFER J		05/20/2011	QS	545,000	25460-172
WHALEN DAVID GERARD & FEUER CURT R TRUSTEE		01/09/1998	QS	60,000	11159-170
		12/22/1986	XX		5468-28

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 %
684		12	CYCLICAL NON		04/19/2013	SF	100 100
277	11/10/2005	2	ADD	2,500	06/05/2006	JB	100 100
93	05/22/1998	5	OTHER	5,700	07/19/1999	JB	100 100
22	02/23/1998	5	OTHER	3,500	07/19/1999	JB	100 100
	01/14/1998	1	NEW CONSTRUC	105,000	07/19/1999	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	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R02	1.00		303,350
300	A	0.243	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R02	1.00		2,920

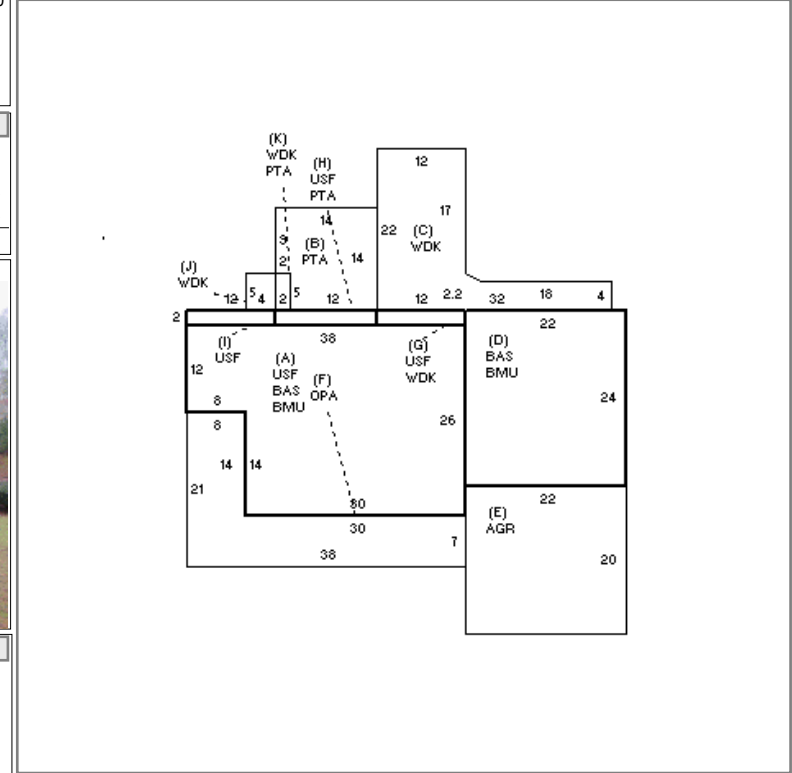
DETACHED

TOTAL	1.620 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE	LAND	306,300	288,900			
St Ind	AVERAGE			BUILDING	744,800	712,100			
Infl	AVERAGE			DETACHED	10,000	9,900			
				OTHER	0	0			
				TOTAL	1,061,100	1,010,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	21 X 25	2005	525 16.12	6,800
HTB	A	1.00	20 0.80			1 4,058.10	3,200



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/21/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/12/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	908,342
NET AREA	2,356	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,404		71.84	100,860		
\$NLA(RCN)	\$386	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,404	1998	329.74	462,959		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	186		20.62	3,836		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	399		53.51	21,350		
				FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	440		55.30	24,333		
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	378		68.25	25,799		
				HEATING/COOL	1	FORCED AIR	1.00	H	PTA	N	PATIO	28		31.49	882		
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	952	1998	248.39	236,469		
								K	PTA	N	PATIO	10		39.04	390		
									F11	O	FPL 1S 1OP	1		10,424.50	10,425		
									ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297		

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

EFF.YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$744,800