

Key: 813

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 833

LEG
A
L
L
A
N
D

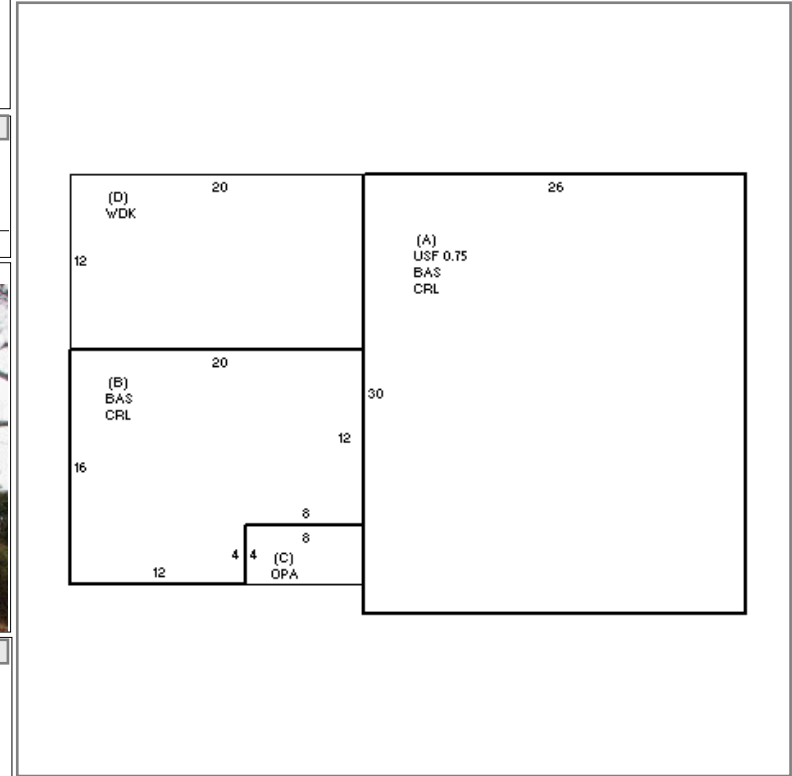
CURRENT OWNER				PARCEL ID				LOCATION				
HOEY FRANCIS J III 15 CAROL LANE HOLYOKE, MA 01040				91-5-0				313 NELSON STREET				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOEY FRANCIS J III				04/30/2021	V	2,200,000	34065-302					
SMITH NICHOLAS & REBECCA				04/29/2020	V	1,485,000	32864-339					
GOODWIN ROGER & PATRICIA				08/03/1990	N	339,000	7248-297					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,360	6	1.00	A	2,192,000	3.89	A	1.00	BEX	10.00	2,030,160

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	%
2021-23	04/30/2021	15	SALE REVIEW	2,200,000	03/09/2022	JMG	100	100
397	07/06/2020	14	CYCLICAL GRO		11/23/2020	NF	100	100
330	06/05/2020	13	SPLIT/SUB/LA		08/12/2020	JMG	100	100
		7	ALTERATIONS	3,800	11/23/2020	NF	100	100
		7	ALTERATIONS	13,400	11/23/2020	NF	100	100

D
E
T
A
C
H
E
D

TOTAL	10,360 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N FY21 Combine w/ 91-6 to remain 91-5; Lot 78 on Plan Bk 22 Pg 133 & Parcel 2 on Plan Bk 262 Pg 28 also shown as Lot 78 on Plan Bk 48 Pg 107				LAND	2,030,200	1,915,300
St Ind	AVERAGE					BUILDING	427,600	403,800
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	2,457,800	2,319,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/9/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,861				
NET AREA	1,653	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	780		29.72	23,179	CONDITION ELEM CD					
\$NLA(RCN)	\$284	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,068	1987	274.35	293,011	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	585	1987	195.01	114,082	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	288		31.88	9,182	KITCHEN	V				
				FLOOR COVER	6	OTHER	1.00	C	OPA	N	OPEN PORCH	32		52.50	1,680	BATHS	V				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	240		41.16	9,878	HEAT/ELEC	G				
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1		10,658.60	10,659							
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2013 / 10		
																		COND	10 10 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	9	% GD	91
																		RCNLD	\$427,600		