

Key: 82

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 87

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
VINCOLA LYMAN & NANCY TRUSTEES HILLCREST DRIVE REALTY TR 20 GRAPEVINE ROAD WENHAM, MA 01984		38-43-0	6 HILLCREST DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
VINCOLA LYMAN & NANCY TRU		08/17/2010	F	1 24759-98		
VINCOLA LYMAN & NANCY		10/24/1975	XX	35,000 2253-19		

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	%
13	01/15/2010	3	OUT BUILDING	1,500	04/07/2010	JH	100	100
116	04/09/2009	2	ADD	2,500	12/14/2010	JH	100	100
302	05/23/2008	1	NEW CONSTRUC	250,000	03/09/2009	JH	100	100
301	03/12/2008	6	DEMO	2,500	03/09/2009	JH	100	100
NP		12	CYCLICAL NON		08/15/2007	JH	100	100

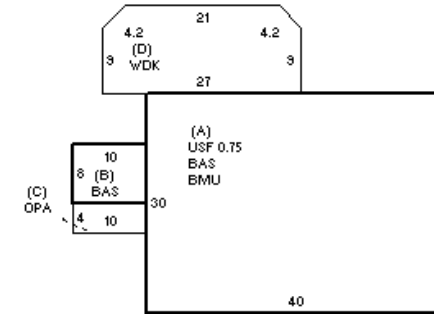
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,875 1	1.00	A	1.00	A	1.00	767,200	4.06	A	1.00	BA- 3.50	706,700

TOTAL	9,875 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE	LAND	706,700	666,700			
St Ind	AVERAGE		BUILDING	612,900	585,500			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	1,321,000	1,253,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 20 0.80	8X10	2010	80	22.01	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

MODULAR

G

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	704,429			
NET AREA	2,180	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,200		69.11	82,933	CONDITION ELEM	CD			
\$NLA(RCN)	\$323	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	900	2008	222.73	200,461	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,280	2008	301.72	386,197	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	40		61.20	2,448	KITCHEN	A			
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	315		47.98	15,114	BATHS	A			
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956	HEAT/ELEC	A			
				HEATING/COOL	2	HOT WATER	1.00													
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2008 / 15	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$612,900	