

Key: 8268

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.505

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
NEWMAN BONNIE J TRUSTEE BONNIE NEWMAN TRUST 44 MORELAND AVENUE LEXINGTON, MA 02421		93-9-0		85 HAMILTON CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NEWMAN BONNIE J TRUSTEE		02/14/2023	F	1 35637-175	
NEWMAN BONNIE J		05/23/2011	QS	455,000 25465-289	
SCHULZE ALBERT ESTATE OF		04/19/1990	A	1 7134-182	

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	01/12/2022	7	ALTERATIONS	25,000	03/27/2023	TCK	100 100
703	10/15/2020	14	CYCLICAL GRO		01/25/2021	TCK	100 100
		7	ALTERATIONS	900	01/25/2021	TCK	100 100
917	10/21/2019	14	CYCLICAL GRO		07/10/2020	TCK	100 100
		7	ALTERATIONS	5,300	07/10/2020	TCK	100 100

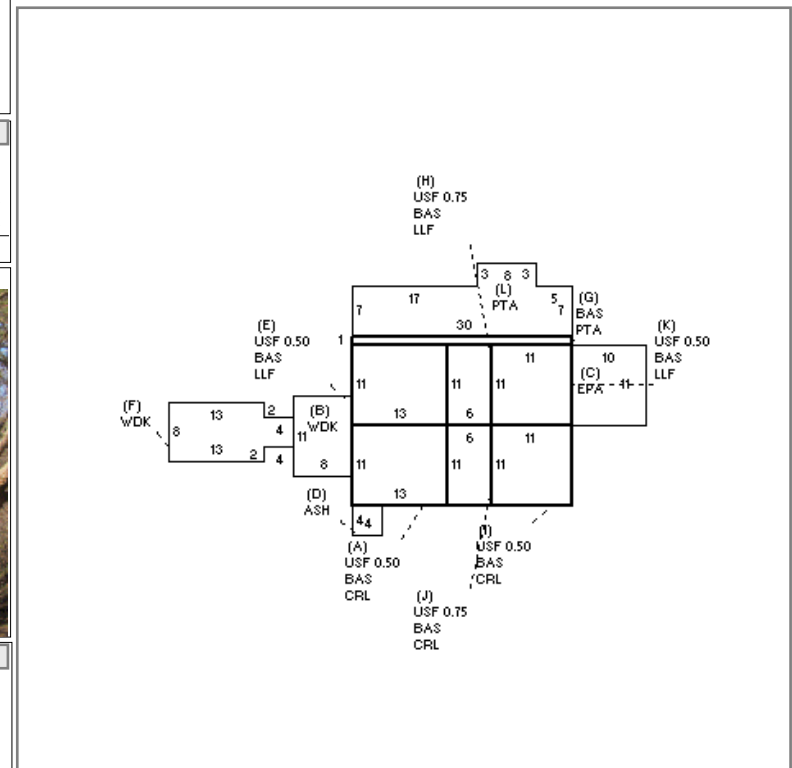
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,687	13 1.00	A 1.00	A 1.00	767,200	4.56	A 1.00	PF4 3.50			696,990

TOTAL	8,687 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	697,000	657,600
St Ind	AVERAGE		BUILDING	271,100	256,000			
Infl	AVERAGE		DETACHED	4,100	4,000			
			OTHER	0	0	TOTAL	972,200	917,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X6		48	22.94	1,000
PTD	A	1.00	20 0.80 12X7		84	10.35	700
PPD	A	1.00	10 0.90 6X24		144	18.30	2,400



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/25/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/5/2023	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF=FAM RM (PER PLANS 3/27/2023)

BUILDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	381,765		
NET AREA	1,383	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	143		32.73	4,681	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	690	1971	313.56	216,355	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	363	1971	200.21	72,677	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	208		42.26	8,790	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	C	EPA	N	ENCLOSED PORCH	110		86.78	9,546	BATHS	A		
				INT FINISH	3	WD PANEL	1.00	D	ASH	N	ATT SHED	16		31.39	502	HEAT/ELEC	A		
				HEATING/COOL	14	ELECT BB+AC	1.01	+	LLF	L	LOWER LEVEL FIN	330	1971	152.51	50,330				
				FUEL SOURCE	3	ELECTRIC	0.95	G	PTA	N	PATIO	30		24.87	746				
												I	CRL	N	BSMT CRAWL	121		32.73	3,961
												J	CRL	N	BSMT CRAWL	66		32.73	2,160
												L	PTA	N	PATIO	234		15.43	3,610
																EFF.YR/AGE	1975 / 48		
																COND	29 29 %		
																FUNC	0		
																ECON	0		
																DEPR	29	% GD	71
																RCNLD	\$271,100		