

Key: 8345

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.586

LEGALS

LAND

DETACHED

BUILDING

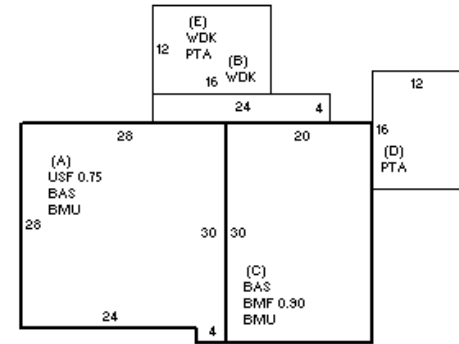
CURRENT OWNER			PARCEL ID			LOCATION										
HARDWICK DORIAN P TRUSTEE & BUSCHMANN GAIL M TRUSTEE 107 ANTRIM STREET CAMBRIDGE, MA 02139			82-54-0			117 LANDING DRIVE										
			TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)							
			HARDWICK DORIAN P TRUSTEE			08/28/2015	QS	640,000	(207233)							
			PERRY COLLEEN E TRUSTEE & MURPHY SYLVIA L &			07/08/2013	F	10	(200836)							
				05/21/2012	QS	460,000	(197156)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,700	17	1.00	A	1.00	A	1.00	416,480	1.93	A	1.00	UPV	1.90		438,190

TOTAL	23,697 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	N O T E LOC=VIEW	LAND	438,200	413,400			
St Ind	AVERAGE		BUILDING	639,100	603,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,077,300	1,017,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	%
746	09/27/2017	7	ALTERATIONS	10,000	06/06/2018	NF	100	100
658	07/19/2016	7	ALTERATIONS	5,000	03/20/2017	NF	100	100
NP	07/22/2010	12	CYCLICAL NON		05/20/2016	WFF	100	100
		12	CYCLICAL NON		01/20/2011	JH	100	100
356		7	ALTERATIONS	7,100	01/20/2011	JH	100	100



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2016	WFF
MODEL	1		RESIDENTIAL	LIST	7/7/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF--FAM RM

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	
NET AREA	1,986	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	
\$NLA(RCN)	\$388	OVERALL	1.070	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	11	HTWT/CL AIR	1.05	
				FUEL SOURCE	1	OIL	1.00	
CAPACITY				UNITS				ADJ
STORIES	1.75		1.00					
ROOMS	6		1.00					
BEDROOMS	3		1.00					
BATHROOMS	3		1.00					
FIXTURES	10	\$16,692						
GARAGE SPACES	2		1.00					
% BSMT FIN	40		1.00					
# 1/2 BATHS	0		1.00					
# OF UNITS	1		1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,392		69.77	97,122
A	BAS	L	BASE AREA	792	1983	316.51	250,673
A	USF	L	UPPER STORY FIN	594	1983	238.47	141,651
+	WDK	N	WOOD DECK	288		50.33	14,496
C	BMF	N	BSMT FINISH	540		51.79	27,967
C	BAS	L	BASE AREA	600	1983	316.51	189,904
D	PTA	N	PATIO	192		19.39	3,724
E	PTA	N	PATIO	192		19.39	3,724
	BMG	O	BSMT GARAGE	2		3,972.05	7,944
	F21	O	FPL 2S 1OP	1		13,033.90	13,034
	ODS	O	OUTDOOR SHOWER	1		3,100.90	3,101

TOTAL RCN	770,030	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT/ELEC	A
EFF.YR/AGE	1999 / 24		
COND	17 17 %		
FUNC	0		
ECON	0		
DEPR	17 % GD	83	
RCNLD		\$639,100	