Key: 8372

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,612

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NIELSEN ERIC R & NIELSEN LISE HEMBROUGH 351 GREENLAND POND ROAD BREWSTER, MA 02631	82-45-0	351 GREENLAND POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NIELSEN ERIC R &	04/10/2007	F		(182790)
HEMBROUGH LISE M TRUSTEE	11/04/1988	XX	1	(115939)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

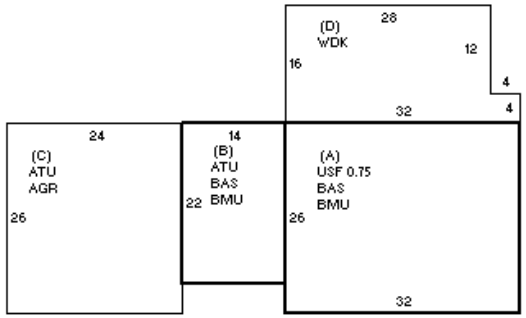
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		05/19/2016	WFF	100	100
NP		12	CYCLICAL NON		01/20/2011	JH	100	100
227	05/21/2010	7	ALTERATIONS	7,000	01/20/2011	JH	100	100
876	12/14/2006	2	ADD	215,000	07/22/2008	DHT	100	100
		12	CYCLICAL NON		03/15/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,700	17 1.00	A 1.00	A 1.00	252,080	1.59	A 1.00	R05 1.15			282,230

TOTAL	30,700 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	282,200	266,300
BUILDING	491,700	470,300
DETACHED	0	0
OTHER	0	0
TOTAL	**773,900**	**736,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/19/2016

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/19/2016	WFF
LIST	8/14/2007	JH
REVIEW		

BLDG COMMENTS

OUTDOOR SHOWER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$348	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$12,519
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,140		60.42	68,874
A	BAS	L	BASE AREA	832	1972	271.67	226,028
A	USF	L	UPPER STORY FIN	624	1972	196.72	122,752
B	BAS	L	BASE AREA	308	2006	271.67	83,674
B	ATU	N	ATTIC UNF	308		57.14	17,598
C	AGR	N	ATT GARAGE	624		39.66	24,748
C	ATU	N	ATTIC UNF	624		57.14	35,655
D	WDK	N	WOOD DECK	464		41.94	19,462
	GFP	O	GAS FIREPLACE	1		3,344.80	3,345

TOTAL RCN	614,654
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$491,700