

Key: 84

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 89

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON JOHN P TRUSTEE MARY E WILSON QTIP TRUST 28 HILLCREST DRIVE BREWSTER, MA 02631				38-41-0				28 HILLCREST DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON JOHN P TRUSTEE				05/08/2023	F		1 35772-272				
WILSON JOHN J & MARY E				04/16/1970	XX		1469-382				

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	%
23-776	07/05/2023	7	ALTERATIONS	3,800	04/15/2024	NF	100	100
989	12/02/2014	7	ALTERATIONS	8,500	05/28/2015	MW	100	100
445	06/26/2007	3	OUT BUILDING	3,000	08/15/2007	JH	100	100
178	06/21/1991	2	ADD	30,000			100	100

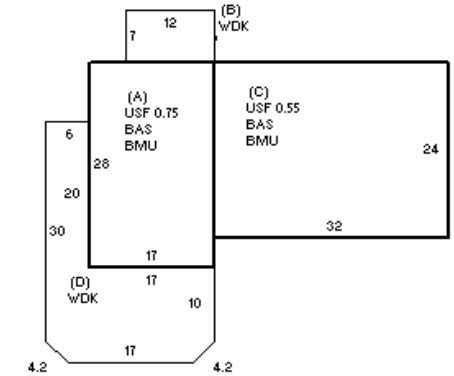
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,880 1	1.00	A	1.00	A	1.00	767,200	4.06	A	1.00	BAV 3.50	706,730

TOTAL	9,880 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE			LAND	706,700	666,800	
St Ind	AVERAGE		BUILDING	367,500	347,000			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
				TOTAL		1,076,300	1,015,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 12	2007	120	21.39	2,100



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	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	540,477
NET AREA	2,023	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,244		52.71	65,570	CONDITION ELEM	CD
\$NLA(RCN)	\$267	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,244	1969	239.10	297,447	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	779	1969	178.33	138,922	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	494		38.02	18,784	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		9,846.50	9,847	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343	HEAT/ELEC	A
				HEATING/COOL	3	RADIANT	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,566														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1969 / 54															
COND	32	32 %															
FUNC	0																
ECON	0																
DEPR	32	% GD	68														
RCNLD				\$367,500													