Key: 8584

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,813

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EWER RAYMOND S & JEAN CROLL 52 NOON HILL AVENUE NORFOLK, MA 02056	19-26-0	21 FISHER POINT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EWER RAYMOND S & JEAN CRO	06/28/2019	QS	505,000	32126-104
HICKOK LUCRETIA M TRUSTE	10/07/2005	F	1	20347-087
HICKOK LUCRETIA M	10/07/2005	ML		20347-080

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

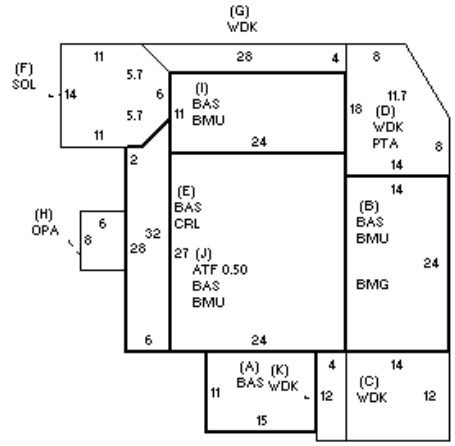
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		30	ABATEMENT RE		12/03/2020	JMG	100	100
	06/28/2019	15	SALE REVIEW	505,000	06/05/2020	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	12 1.00	A 1.00	A 1.00	295,920	2.69	A 1.00	PF2 1.35			288,990

TOTAL	15,800 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	289,000	343,300
BUILDING	424,100	406,600
DETACHED	0	0
OTHER	0	0
TOTAL	**713,100**	**749,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/30/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/3/2020	JMG
LIST	12/3/2020	JMG
REVIEW	12/14/2020	BOA

BLDG COMMENTS
GENERATOR

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$404	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,012
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,325	1980	279.01	369,692
+	BMU	N	BSMT UNFINISHED	1,248		62.76	78,326
+	WDK	N	WOOD DECK	542		45.28	24,539
D	PTA	N	PATIO	222		16.53	3,669
E	CRL	N	BSMT CRAWL	176		35.07	6,172
F	SOL	N	SOLARIUM	194		134.09	26,014
H	OPA	N	OPEN PORCH	48		57.75	2,772
I	BAS	L	BASE AREA	264	1980	279.01	73,659
J	ATF	N	ATTIC FINISH	324		88.93	28,815
	BMG	O	BSMT GARAGE	1		5,136.30	5,136
	F21	O	FPL 2S 1OP	1		11,724.40	11,724

TOTAL RCN	642,532
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	5	Bedroom/Layou	
ECON	0		
DEPR	34	% GD	66
RCNLD	$424,100		