

Key: 972

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.080

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MIN STUART K & MIN DAWN L TRUSTEES 321 PEAKHAM ROAD SUDBURY, MA 01776				115-21-0				63 HILLBOURNE TERRACE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIN STUART K & MIN DAWN L				01/26/2022	F	1	(228982)				
MIN STUART K & MIN DAWN L				03/27/2017	QS	1,250,000	(212699)				
RACELY EDWARD W & JUDITH				03/30/1999	F	100	(152505)				

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	%
24-615	07/26/2024	7	ALTERATIONS	33,700				0
	04/27/2017	15	SALE REVIEW	1,250,000	07/03/2018	JMG	100	100
376	07/07/2008	7	ALTERATIONS	15,000	03/30/2009	JH	100	100
491	08/24/2000	7	ALTERATIONS	5,000			100	100
620	10/20/1999	7	ALTERATIONS	54,000	01/19/2000	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	42,785	8	1.00	8-C	1.00	A	1.00	526,080	1.26	A	1.00	R17	2.40		649,100

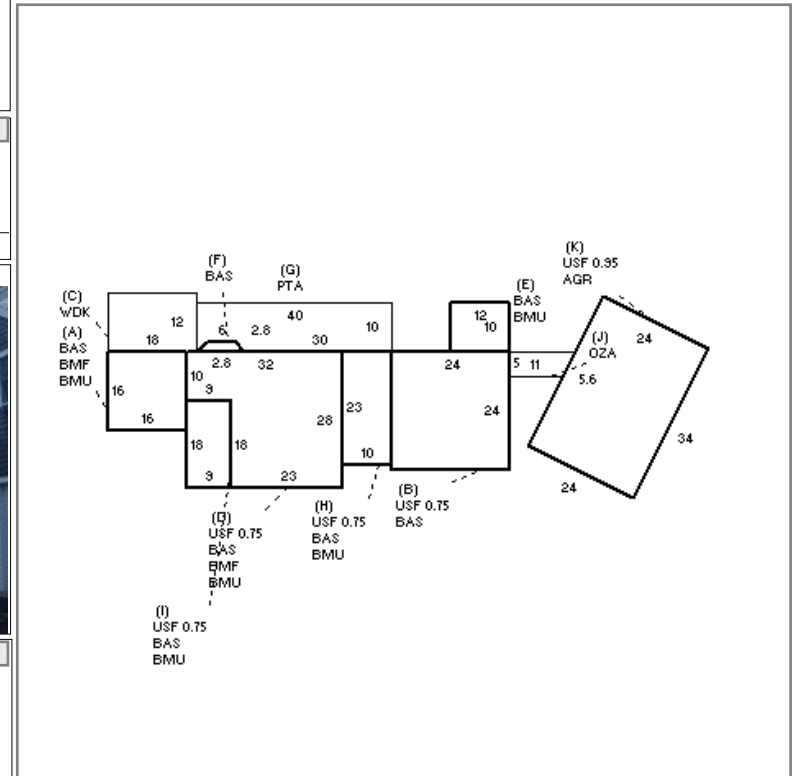
TOTAL	42,785 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	649,100	612,400
St Ind	HILLBOURNE		BUILDING	1,091,700	1,031,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,740,800</b>	<b>1,644,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
EXTRA FIX IN BMU



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2018	JMG
MODEL	1		RESIDENTIAL	LIST	7/3/2018	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	7/3/2018	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	1996	SIZE ADJ	0.970
NET AREA	4,146	DETAIL ADJ	1.000
\$NLA(RCN)	\$313	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	11	1.00
BEDROOMS	4	1.00
BATHROOMS	5	1.00
FIXTURES	20	\$35,828
GARAGE SPACES	2	1.00
% BSMT FIN	75	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,502		70.35	105,659
+	BMF	N	BSMT FINISH	990		47.59	47,109
+	BAS	L	BASE AREA	696	2000	296.54	206,391
+	USF	L	UPPER STORY FIN	1,277	1996	195.59	249,770
C	WDK	N	WOOD DECK	216		52.40	11,318
+	BAS	L	BASE AREA	1,398	1996	296.54	414,560
G	PTA	N	PATIO	384		18.07	6,937
J	OZA	N	OPEN BREEZEWAY	61		80.97	4,939
K	AGR	N	ATT GARAGE	816		49.54	40,429
K	USF	L	UPPER STORY FIN	775	2000	195.59	151,583
F21	O		FPL 2S 1OP	1		13,568.40	13,568
GFP	O		GAS FIREPLACE	2		4,177.75	8,356
ODS	O		OUTDOOR SHOWER	1		3,228.00	3,228

TOTAL RCN	1,299,674
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,091,700