

5 CHARMIL DRIVE

Location 5 CHARMIL DRIVE

Mblu 040.0/ 0048/ 0000.0/ /

Acct# 3230400004800000

Owner ESTATE OF JANE HAYES A/K/A
HAYES JANE ANNE

PBN

Assessment \$258,900

Appraisal \$258,900

PID 1308

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$203,900	\$55,000	\$258,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$203,900	\$55,000	\$258,900

Owner of Record

Owner	ESTATE OF JANE HAYES A/K/A HAYES JANE ANNE	Sale Price	\$1
Co-Owner	HAYES THOMAS M	Certificate	
Address	5 CHARMIL DRIVE WEST BROOKFIELD, MA 01585	Book & Page	68422/251
		Sale Date	10/31/2022
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ESTATE OF JANE HAYES A/K/A HAYES JANE ANNE	\$1		68422/251	00	10/31/2022
HAYES JANE	\$99	1	53972/0044	1A	07/07/2015
HAYES JANE	\$165,000	5	49580/0046	Y	09/07/2012
JEFFREY EMILY B	\$99	4	47048/0001	A	02/03/2011
JEFFREY EMILY B	\$174,000	2	42621/0137	Y	03/28/2008

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 1,197
Replacement Cost: \$281,036
Building Percent Good: 80
Replacement Cost
Less Depreciation: \$224,800

Building Attributes	
Field	Description
Style:	CAPE-COD
Model	Residential
Grade:	AVERAGE
Stories:	1.75
Occupancy	1
Exterior Wall 1	ALUMNM-VINYL
Exterior Wall 2	
Roof Structure:	GABLE
Roof Cover	ASPHALT-SHNG
Interior Wall 1	Typical
Interior Wall 2	
Interior Flr 1	Typical
Interior Flr 2	
Heat Fuel	OIL
Heat Type:	HOT-WATER
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	6
Bath Style:	TYPICAL
Kitchen Style:	TYPICAL
Num Kitchens	0
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

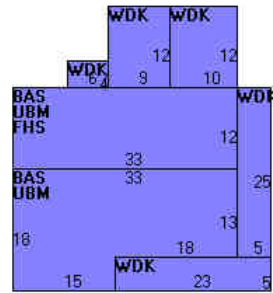
Building Photo



5 CHARMIL DRIVE

(<https://images.vgsi.com/photos2/WestBrookfieldMAPPhotos/A00\00\08\92.J>)

Building Layout



(<https://images.vgsi.com/photos2/WestBrookfieldMAPPhotos/Sketches/130f>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	900	900
FHS	Half Story, Finished	396	297
UBM	Basement, Unfinished	900	0
WDK	Deck, Wood	492	0
		2,688	1,197

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	101	Size (Acres)	0.19
Description	SNGL-FAM-RES	Frontage	
Zone	NR	Depth	
Neighborhood	30	Assessed Value	\$55,000
Alt Land Appr	No	Appraised Value	\$55,000
Category			

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$181,500	\$50,500	\$232,000
2021	\$162,000	\$50,500	\$212,500
2020	\$145,200	\$50,500	\$195,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$181,500	\$50,500	\$232,000
2021	\$162,000	\$50,500	\$212,500
2020	\$145,200	\$50,500	\$195,700