

Key: 1293

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.405

LEGAL

CURRENT OWNER				PARCEL ID		LOCATION			
MINOT PEAK MANAGEMENT INC C/O JENNIFER PICKERING 415 PORTER LAKE DRIVE SPRINGFIELD, MA 01106				90-164-1293		194 CHAPMAN LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
MINOT PEAK MANAGEMENT INC				01/10/2014	F	1 27927-262			
PICKERING ELIZABETH M				06/25/2008	J	1 23003-178			
PICKERING ELIZABETH M &				03/10/2003	DC	16539-263			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
257	04/07/2014	2	ADD	12,500	05/28/2015	MW	100	100
970	11/12/2013	1	NEW CONSTRUC		08/04/2014	RJM	100	100
970	11/12/2013	5	OTHER	40,000	05/11/2016	WFF	100	100
692	11/13/2003	2	ADD	30,000	08/18/2004	WH	100	100

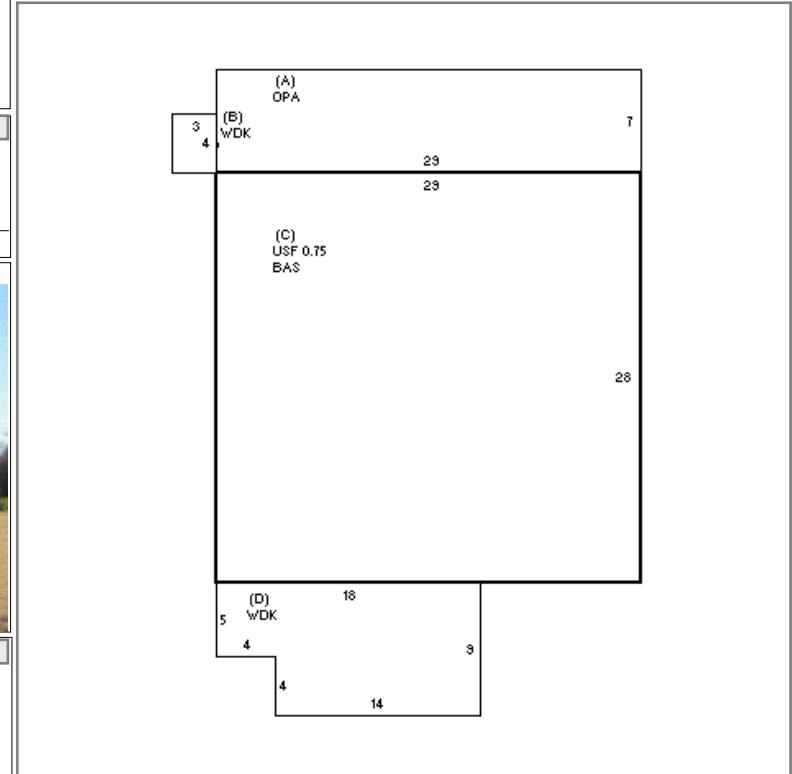
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	2,097,400	1,979,300
						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>2,097,400</b>	<b>1,979,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/11/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/12/2008	JH
MODEL	10		CONDO RES	LIST	2/12/2008	EST
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	2/13/2008	RJM
QUALITY	+	1.10	PLUS AVE [100%]	BLDG COMMENTS		
FRAME	1	1.00	N/A [100%]	BUILDING "MINOT" UNIT #6 OUTDOOR SHOWER		

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,383,448
NET AREA	1,421	DETAIL ADJ	6.060	COMPLEX	17	CHAPMAN	1.20	A	OPA	N	OPEN PORCH	203		45.54	9,244		
\$NLA(RCN)	\$1,677	OVERALL	1.000	STYLE	55	17-MINOT	1.00	+	WDK	N	WOOD DECK	158		37.29	5,892		
				VIEW/LOC	10	VIEW	5.05	C	BAS	L	BASE AREA	812	1915	1,658.84	1,346,979		
				HVAC	0		1.00	C	USF	L	UPPER STORY	609	1915	1,658.84	1,010,233		
				END/MIDDLE	0		1.00										
CAPACITY		UNITS	ADJ														
ROOMS		6	1.00														
BEDROOMS		4	1.00														
BATHS		1	1.00														
HALF BATHS		1	1.00														
FIREPLACES		1	\$3,300														
% COMMON OWNER		16.67	1.00														
FIXTURES		6	\$7,800														
																CONDITION ELEM	CD
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																EXTERIOR	G
																EFF.YR/AGE	1984 / 39
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$2,097,400