

Key: 1352

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.471

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARINO BENJAMIN & RACHEL C/O MARINO BENJAMIN E TRUSTEE & 131 LOCKSLEY ROAD LYNNFIELD, MA 01940				90-109-0				13 SEARS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARINO BENJAMIN E TRUSTEE				02/14/2024	F	10	36220-86				
MARINO BENJAMIN & RACHEL				05/08/2019	QS	965,000	32006-172				
KESLO EDWARD R & PALUMBO M				09/07/2007	O	805,000	22320-330				

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	%
23-1256	12/27/2023	7	ALTERATIONS	75,000	04/30/2024	NF	0	90
194	05/08/2019	15	SALE REVIEW	965,000	05/08/2020	JMG	100	100
90	04/03/2008	7	ALTERATIONS	40,000	04/07/2009	JH	100	100
109	02/14/2008	7	ALTERATIONS	20,000	04/07/2009	JH	100	100
	03/02/2001	3	OUT BUILDING	1,900			100	100

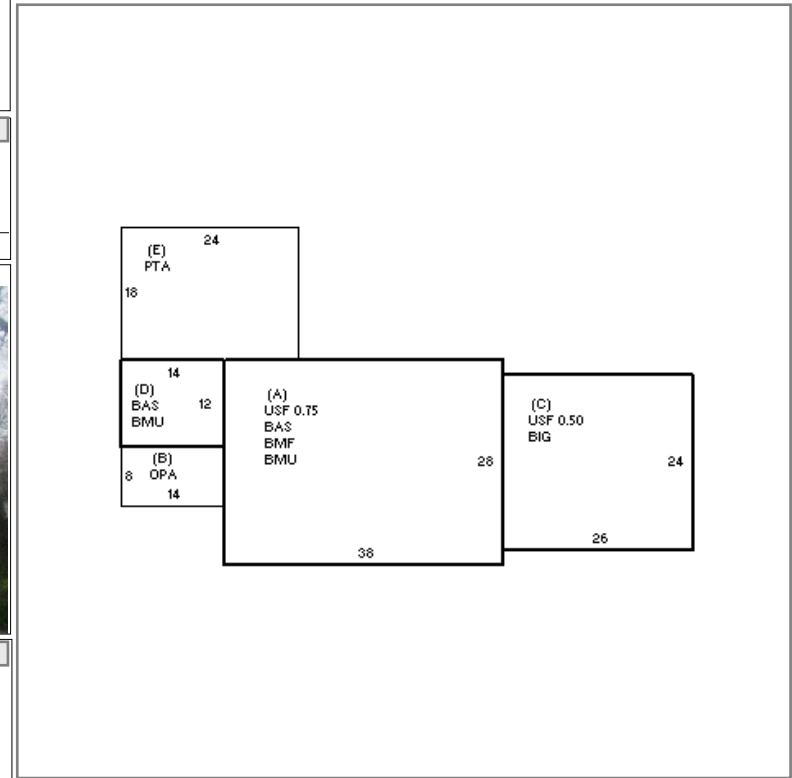
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,277	6	1.00	A	1.00	A	1.00	R12	3.50		790,030

TOTAL	21,277 SF	ZONING	RM	FRNT	0	ASSESSED		CURRENT		PREVIOUS	
Nbhd	NBHD 6	N O T E	COMBINED WITH PARCEL 96 FOR FY 2001 PLAN BOOK 548/92 SUBDIV LOTS #83 & 84				LAND	790,000	596,300		
St Ind	AVERAGE		BUILDING	787,700	745,600						
Infl	AVERAGE		DETACHED	2,400	2,400						
			OTHER	0	0						
						TOTAL	1,580,100	1,344,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X14		168	20.77	2,400



BLDG COMMENTS	BSMT BATH
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BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/3/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,342	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,232		75.59	93,122
\$NLA(RCN)	\$400	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,064		47.39	50,424
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1997	342.88	422,430
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,110	1997	245.29	272,277
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	112		69.55	7,790
				INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	624		66.15	41,279
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	PTA	N	PATIO	432		17.69	7,644
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		14,120.00	14,120
									ODS	O	OUTDOOR SHOWER	1		3,359.30	3,359

TOTAL RCN	937,761
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	2 UC
ECON	0
DEPR	16 % GD 84
RCNLD	\$787,700