

Key: 13880

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.345

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SHEERIN SEAN & BARBARA 13 EDMUNDS PLACE WAKEFIELD, MA 01880				101-19-13880				140-J MILLSTONE ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SHEERIN SEAN & BARBARA				11/02/2020	QS	140,000	33429-153					
CRANBERRY HOLDINGS LLC				11/02/2020	B		1 33428-242					
HENCHY WILLIAM C & SANDRA				07/31/2017	QS	115,000	30666-23					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
733	11/02/2020	15	SALE REVIEW	140,000	03/22/2021	JMG	100	100
660	07/31/2017	15	SALE REVIEW	115,000	07/17/2018	JMG	100	100
555	09/03/2013	2	ADD	800	08/04/2014	RJM	100	100
	11/03/2005	7	ALTERATIONS	3,000			100	100
	09/23/2005	11	CHANGE OF US				100	100

LAND

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

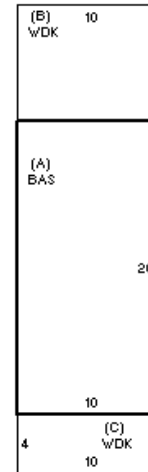
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	Cottages converted to Condos for - FY 07 ---- Unit #3 per Plan Book 601/40			LAND	0	0
St Ind			BUILDING	161,300	152,400			
Infl			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	161,300	152,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
EXCLUSIVE USE OF TWO PARKING SPACES 3A & 3B



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2008	SAL
MODEL	10		CONDO RES	LIST	3/13/2008	SAL
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	7/18/2018	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

G

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	183,334
NET AREA	200	DETAIL ADJ	2.200	COMPLEX	70	BAYSIDE	2.20	A	BAS	L	BASE AREA	200	1940	876.83	175,366		
\$NLA(RCN)	\$917	OVERALL	1.000	STYLE	68	70-BAYSIDE	1.00	+	WDK	N	WOOD DECK	120		33.90	4,068		
				VIEW/LOC	1	NONE	1.00										
				HVAC	5	ELECTRIC BB	1.00										
				END/MIDDLE	0		1.00										
CAPACITY		UNITS	ADJ														
ROOMS		1	1.00														
BEDROOMS		1	1.00														
BATHS		1	1.00														
HALF BATHS		0	1.00														
FIREPLACES		0	.00														
% COMMON OWNER		7.72	1.00														
FIXTURES		3	\$3,900														
																TOTAL RCN	183,334
																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	\$161,300