

Key: 1659

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.793

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAILLOUX TRACY A TRUSTEE DOUBLE L IRREVOCABLE TRUST 42 WAVERLY ROAD WOBURN, MA 01801				90-14-0				62 SEAWAY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAILLOUX TRACY A TRUSTEE				06/04/2020	A	1 (222624)					
LOVUOLO LAURENCE R & LAUR				04/25/2005	H	420,000 (176497)					
COOK JOHN T TRUSTEE				05/21/1993	F	100 (130180)					

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	%
424	05/12/2021	7	ALTERATIONS	4,000	04/26/2022	TCK	100	100
364	07/06/2005	3	OUT BUILDING	2,384			100	100

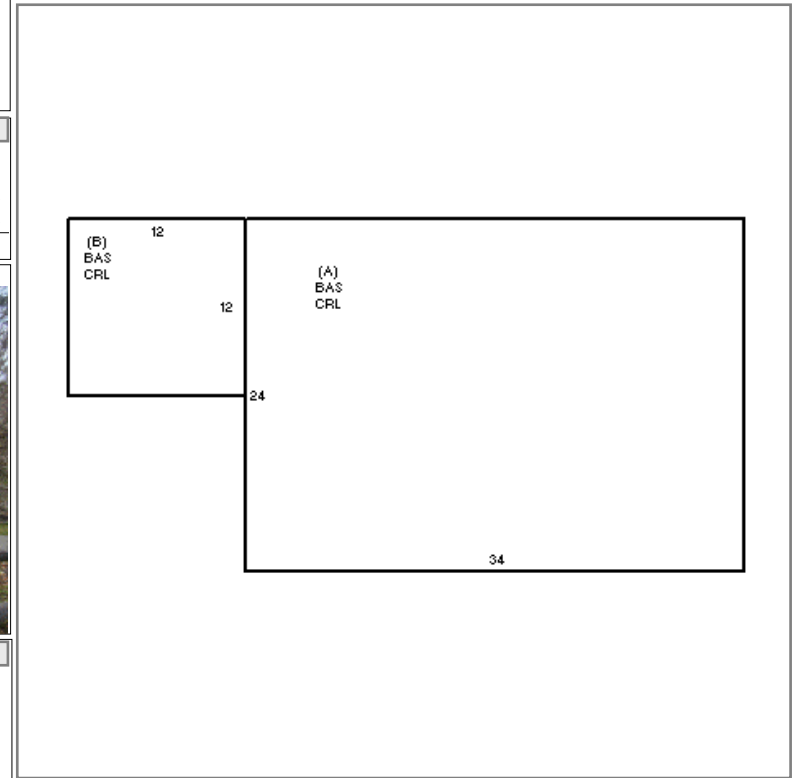
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,850 6	1.00	A	1.00	A	1.00	482,240	6.58	A	1.00	R10 2.20	425,830

TOTAL	5,850 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	425,800	401,700
St Ind	AVERAGE		BUILDING	146,400	138,200			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	573,600	541,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10	2005	80	22.01	1,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2007	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	5/3/2022	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	816		20.10	16,402
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	960	1965	199.66	191,678
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	144		22.77	3,279
				ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	FPL 1S 1OP	1			5,727.80	5,728
				FLOOR COVER	2	SOFTWOOD	1.00	ODS	O	OUTDOOR SHOWER	1			1,811.30	1,811
				INT FINISH	3	WD PANEL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	221,823	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1965 / 58	
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	\$146,400		