

Key: 2049

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.201

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH ROSANNE 29 MYSTIC STREET CHARLESTOWN, MA 02129				48-27-0				51 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALSH ROSANNE				10/28/2013	F	100	27787-303				
ELLIOTT RICHARD D &				05/30/2013	F		27416-156				
WALSH MICHAEL &				03/12/2004	G	260,000	18312-328				

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	%
502	06/02/2016	7	ALTERATIONS	5,000	02/23/2017	NF	100	100
387	05/02/2016	7	ALTERATIONS	38,000	02/23/2017	NF	100	100
1055	12/10/2015	7	ALTERATIONS	20,000	02/23/2017	NF	100	100

LAND

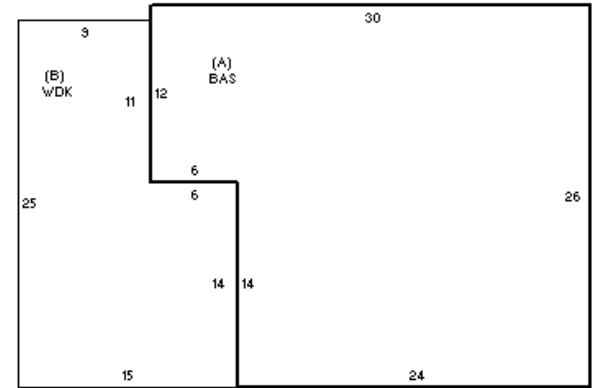
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,440	11	1.00	11A	1.00	A	1.00				284,890

TOTAL	22,440 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	284,900	268,800
St Ind	FIDDLERS LANE		BUILDING	160,400	151,500			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	446,200	421,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	40 0.60 14X14	2016	168	8.55	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/23/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/7/2017	TD
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	205.660		
NET AREA	696	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BASE AREA	696	1965	261.78	182,201	CONDITION ELEM	CD		
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	309		35.28	10,902	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		6,873.30	6,873	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	V		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$160,400