

Key: 2472

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.629

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION								
NEGELE ROSE ANNE 128 LANSLOWNE STREET QUINCY, MA 02171				5-21-0				24 CHICKADEE LANE								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
NEGELE ROSE ANNE				10/05/2011	QS	425,000	(195357)									
FORRISTER GARY F & JULIE				08/30/2002	QS	385,000	(166433)									
HOPS MARYSE				03/08/2002	DC		(DOC #863,762)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	49,658	12	1.00	A	1.00	A	1.00	219,200	1.14	A	1.00	R03	1.00		284,850

LAND

TOTAL	1.140 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	284,900	268,700
St Ind	AVERAGE		BUILDING	667,100	629,700			
Infl	AVERAGE		DETACHED	5,900	5,900			
			OTHER	0	0			
						TOTAL	957,900	904,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GZB	E	1.80	10 0.90	10X10	2017	100	65.71	5,900

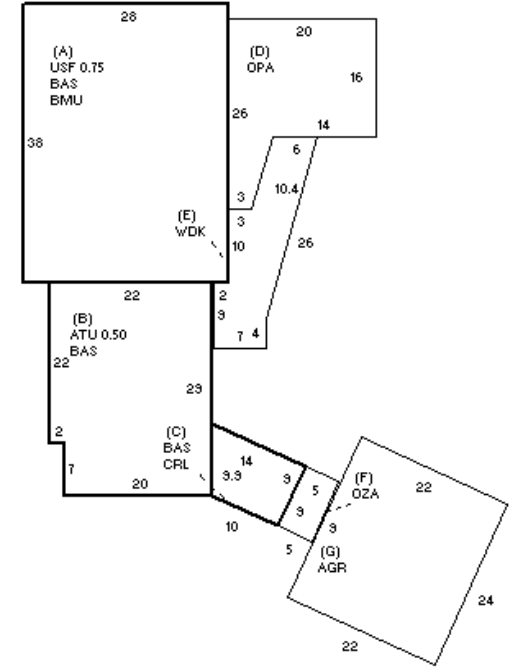


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/21/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/16/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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	%
332	04/28/2017	3	OUT BUILDING	35,000	06/13/2018	NF	100	100
853	09/21/2016	7	ALTERATIONS	20,000	03/29/2017	NF	100	100
655	09/01/2015	7	ALTERATIONS	15,000	05/11/2016	WFF	100	100
353	05/18/2015	7	ALTERATIONS	70,000	05/11/2016	WFF	100	100



LOADING

YEAR BLT	1973	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	855,266
NET AREA	2,594	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		65.79	70,004	CONDITION ELEM	CD
\$NLA(RCN)	\$330	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	798	1973	214.23	170,952	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,796	1973	275.74	495,229	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ATU	N	ATTIC UNF	312		62.22	19,414	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	108		35.38	3,821	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	365		58.26	21,265	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	WDK	N	WOOD DECK	206		45.68	9,409		
				FUEL SOURCE	2	GAS	1.00	F	OZA	N	OPEN BREEZEWAY	45		78.74	3,544		
								G	AGR	N	ATT GARAGE	528		45.20	23,865		
									F21	O	FPL 2S 1OP	2		11,828.25	23,657		
									GFP	O	GAS FIREPLACE	1		3,642.50	3,643		
									ODS	O	OUTDOOR SHOWER	1		2,814.00	2,814		
												EFF.YR/AGE	1989 / 34				
												COND	22 22 %				
												FUNC	0				
												ECON	0				
												DEPR	22 % GD		78		
												RCNLD			\$667,100		