

Key: 256

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 268

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
HIRSCH RALPH I & MARCIE SCHORR 64 OLD MIDDLESEX ROAD BELMONT, MA 02478		57-3-256	23 WHEELER DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HIRSCH RALPH I & MARCIE S		02/14/2003	H	670,000	(DOC# 905,966)
SCHLIEMANN JULIUS B TRUS		09/06/2002	F	1	(DOC# 884,369)
SCHLIEMANN JULIUS B & RUT		02/11/1993	QS	275,000	(DOC# 575,157)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99	02/07/2022	7	ALTERATIONS	10,000	03/14/2023	TCK	100	100

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

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		BAY VIEW				LAND	0	0
		NOTE				BUILDING	1,227,400	1,158,500
			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,227,400</b>	<b>1,158,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/9/2008	SAM
MODEL	10		CONDO RES	LIST	12/9/2008	SAM
STYLE	4	1.00	GARDEN [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS  
1ST FL UNIT  
SF PER CONDO DOCS

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,700	DETAIL ADJ	3.366
\$NLA(RCN)	\$830	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	1	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	4	SEARS POINT	2.00
STYLE	14	04-MALLARD	1.65
VIEW/LOC	1	NONE	1.00
HVAC	8	HEAT PUMP	1.02
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE AREA	1,700	1982	823.38	1,399,743

TOTAL RCN	1,410,843
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1982 / 41
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,227,400