

Key: 2574

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.736

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WONG KELVIN C & RUSSELL JILL A 16 PINE STREET WOBURN, MA 01801				36-29-0				58 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WONG KELVIN C & RUSSELL J				11/30/2021	F	100	34704-345				
WONG KELVIN C				06/18/2018	QS	370,000	31347-131				
CREGAN CONRAD M & PATRICI				01/16/2015	QS	280,000	28637-234				

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	%
334	04/13/2021	3	OUT BUILDING	334	04/29/2022	TCK	100	100
1025	12/03/2018	7	ALTERATIONS	1,600	07/22/2019	NF	100	100
	06/18/2018	16	MLS REVIEW	370,000	04/19/2019	JMG	100	100
525	06/27/2017	7	ALTERATIONS	12,000	05/31/2018	NF	100	100
417	05/25/2017	7	ALTERATIONS	5,000	05/31/2018	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	25,202	12	1.00	A	1.00	A	1.00			219,200	1.84	A	1.00	RM3	1.00						233,790

TOTAL	25,202 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE			LAND	233,800	220,600	
St Ind	AVERAGE		BUILDING	326,500	308,300			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
					TOTAL	562,400	531,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	12 X 8	2021	96	22.01	2,100



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/6/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,458	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,825	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	436		70.19	30,602
B	WDK	N	WOOD DECK	192		41.16	7,902
+	BAS	L	BASE AREA	980	1920	279.53	273,941
D	CRL	N	BSMT CRAWL	260		31.88	8,290
E	CRL	N	BSMT CRAWL	228		31.88	7,269
+	USF	L	UPPER STORY FIN	478	1920	195.01	93,215
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	441,239
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$326,500

