

Key: 2842

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.016

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WALLACE GREGORY M & JULIE P C/O REDDINGTON ERIK & SANDRA SAVASTANO 127 NORTH MAIN STREET SHERBORN, MA 01770		47-35-0		112 SUSAN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
REDDINGTON ERIK & SANDRA		04/26/2024	QS	885,000	36334-82
WALLACE GREGORY M & JULIE		07/10/2020	QS	579,000	33060-163
RYBAK PAUL & EVA		08/21/2018	L	264,900	31479-87

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 %
400	05/13/2022	7	ALTERATIONS	23,500	03/20/2023	TCK	100 100
	07/10/2020	15	SALE REVIEW	579,000	02/18/2021	JMG	100 100
544	06/07/2019	7	ALTERATIONS	200,000	07/16/2020	NF	100 100
1062	12/17/2018	7	ALTERATIONS	135,000	07/16/2020	NF	100 100
99	02/07/2013	7	ALTERATIONS		08/14/2014	RJM	100 100


LAND

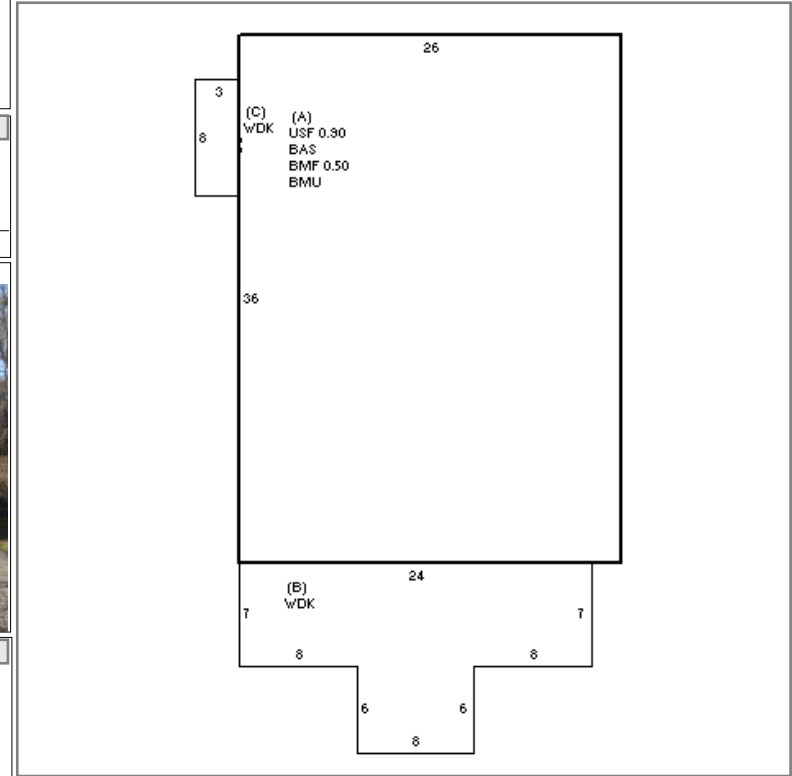
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,419	12	1.00	12K 1.00 A 1.00	230,160	2.37	A	1.00	R05	1.05	230,590

TOTAL	18,419 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	230,600	217,600
St Ind	SCHOOLHOUSE		LAND	524,400	501,000			
Infl	AVERAGE		BUILDING	900	900			
			OTHER	0	0			
						TOTAL	755,900	719,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 50 0.50	8 X 10		80	22.01	900	03/20/2023





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/29/2020	EST	INTERIOR EST PER PLANS (7/29/20)
STYLE	4	1.02	CAPE [100%]	REVIEW	5/5/2023	MR	BMF=FAM RM/BATH (ESTIMATED 3/20/2023)
QUALITY	+	1.10	PLUS AVE [100%]				
FRAME	1	1.00	WD FRAME [100%]				

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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	589,254
NET AREA	1,778	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		68.14	63,784	CONDITION ELEM	CD
\$NLA(RCN)	\$331	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	468		46.59	21,803	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1972	307.48	287,805	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	842	1972	210.18	176,969	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	240		45.28	10,866	BATHS	V
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		11,724.40	11,724	HEAT/ELEC	V	
				HEATING/COOL	9	WARM/CL AIR	1.03	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789			
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.9	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
FIXTURES		9	\$13,514														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2011 / 12
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$524,400