

Key: 288

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 300

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
SPENCER THOMAS F & COREEN M TRUSTEES SPENCER FAMILY REALTY TRUST 13 COOPER DRIVE FRANKLIN, MA 02038						57-3-288				15 COCKLE WAY			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						SPENCER THOMAS F & COREEN				04/05/2021	F	100	(C148-38)
SPENCER THOMAS F & COREEN				10/04/2019	QS	652,500	(C148-38)						
FATUM ARTHUR L & BARBARA				06/08/2005	F	1	(DOC# 1,003,941)						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
807	09/03/2021	7	ALTERATIONS	2,050	05/23/2022	TCK	100	100
	10/04/2019	15	SALE REVIEW	652,500	07/07/2020	JMG	100	100
	09/17/2018	5	OTHER		09/17/2018	JMG	100	100
1079	11/18/2016	7	ALTERATIONS	20,000	04/10/2018	NF	100	100
305	05/06/2015	7	ALTERATIONS	10,000	04/28/2016	WFF	100	100

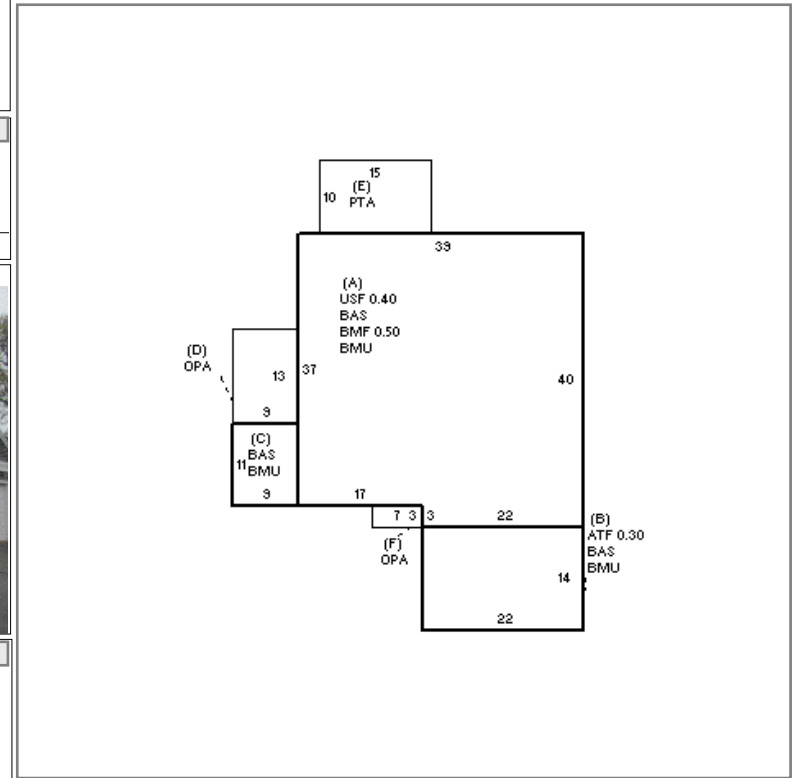
LAND

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

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	12X22 (1CAR)	1985	264	36.79
							8,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2018	JMG
MODEL	10		CONDO RES	LIST	9/17/2018	JMG
STYLE	3	1.00	DUPLEX [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
BMF= FAM RM, 1/2 BTH
USF=1 BED/1BATH

G

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,381,790
NET AREA	2,612	DETAIL ADJ	2.040	COMPLEX	4	SEARS POINT	2.00	+	BMU	N	BSMT UNF	1,916		47.60	91,202		
\$NLA(RCN)	\$529	OVERALL	1.000	STYLE	21	04-SANDERLING	1.00	A	BMF	N	BSMT FIN-ADD	755		12.90	9,740		
				VIEW/LOC	1	NONE	1.00	+	BAS	L	BASE AREA	1,916	1985	484.79	928,855		
				HVAC	11	HTWT/CL AIR	1.02	A	USF	L	UPPER STORY	604	1985	484.79	292,812		
				END/MIDDLE	1	END	1.00	B	ATF	L	ATTIC FIN	92	1985	340.58	31,333		
								+	OPA	N	OPEN PORCH	138		41.40	5,713		
								E	PTA	N	PATIO	150		12.90	1,935		

CAPACITY	UNITS	ADJ
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHS	3	1.00
HALF BATHS	1	1.00
FIREPLACES	1	\$3,300
% COMMON OWNER	1.9	1.00
FIXTURES	13	\$16,900

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	G
EXTERIOR	A

EFF.YR/AGE	1990 / 33
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,243,600