

Key: 295

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 307

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KAPLAN MARJORY A & HOOD DANIEL W 103 DAHLIA DRIVE WAYLAND, MA 01778				57-3-295				32 COCKLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KAPLAN MARJORY A & HOOD D				09/07/2017	QS	790,000		(C148-45)			
WILLIAMS LEIGH & ENGLISH				12/02/2013	F	100		(C148-45)			
WILLIAMS LEIGH &				05/15/2009	QS	497,700		(DOC# 1,113,762)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1064	11/30/2021	7	ALTERATIONS	54,000	05/23/2022	TCK	100	100
107	02/10/2020	7	ALTERATIONS	56,000	12/11/2020	NF	100	100
109	02/05/2020	7	ALTERATIONS	89,746	12/11/2020	NF	100	100
	09/07/2017	15	SALE REVIEW	790,000	07/29/2018	JMG	100	100
968	12/21/2012	2	ADD	50,000	08/04/2014	RJM	100	100

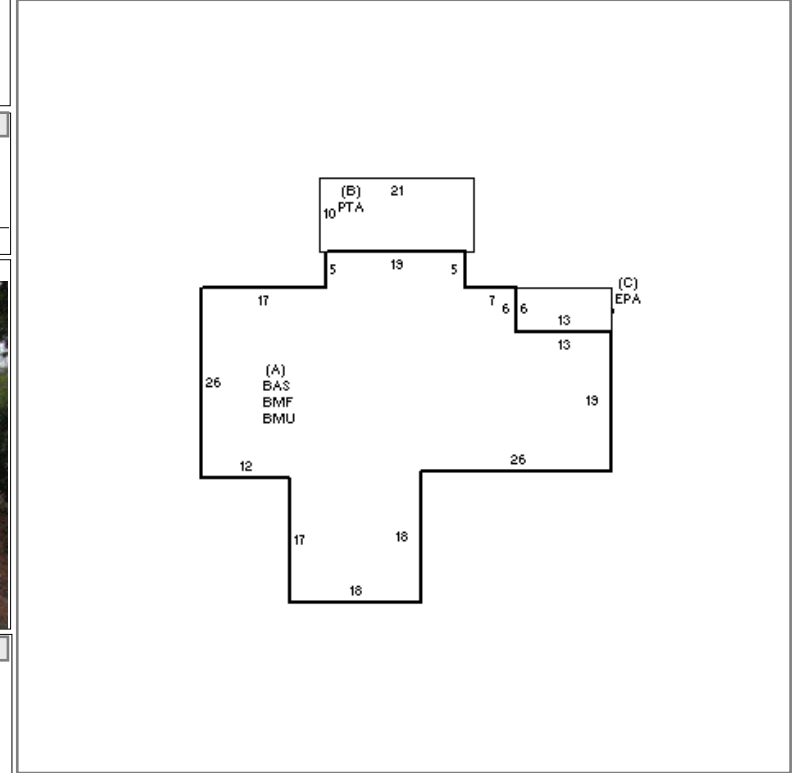
LAND

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
						LAND	0	0
						BUILDING	999,500	944,200
						DETACHED	7,800	7,700
						OTHER	0	0
						TOTAL	1,007,300	951,900

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 12X22	1984	264	36.79	7,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2008	SAM
MODEL	10		CONDO RES	LIST	12/8/2008	EST
STYLE	5	1.00	TRIPLEX [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

WET BAR IN BMF

LOADING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,753	DETAIL ADJ	2.020
\$NLA(RCN)	\$570	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	3	1.00	
HALF BATHS	0	1.00	
FIREPLACES	2	\$6,600	
% COMMON OWNER	1.5	1.00	
FIXTURES	11	\$14,300	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	4	SEARS POINT	2.00	A	BMU	N	BSMT UNF	1,753		47.60	83,443
STYLE	22	04-TERN	1.00	A	BMF	N	BSMT FIN-ADD	1,753		12.90	22,614
VIEW/LOC	1	NONE	1.00	A	BAS	L	BASE AREA	1,753	1984	493.12	864,436
HVAC	9	WARM/CL AIR	1.01	B	PTA	N	PATIO	210		12.90	2,709
END/MIDDLE	1	END	1.00	C	EPA	N	EN. PORCH	78		69.21	5,398

TOTAL RCN	999,500
CONDITION ELEM	CD
INTERIOR	E
KITCHEN	V
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2021 / 2
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$999,500