Key: 3072

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,267

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAGUIRE TIMOTHY P & CORRIE A **36 W EMERSON STREET** **MELROSE, MA 02176**	**76-48-0**	**35 LEONA TERRACE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAGUIRE TIMOTHY P & CORRI	05/07/2018	QS	425,000	31251-219
GILL LAURA E & HARTLEY MA	12/28/2004	A	1	19382-318
GILL LAURA E	02/09/1998	QS	133,000	11214-221

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

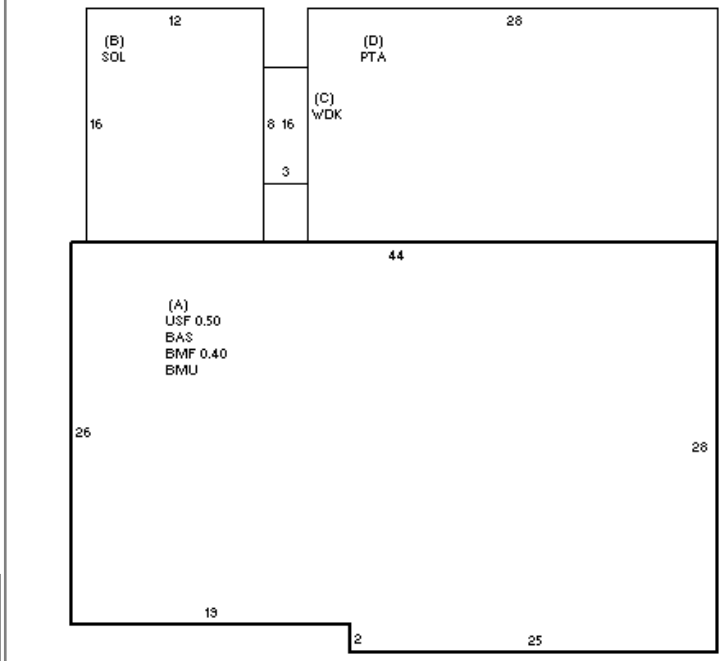
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
413	05/04/2021	7	ALTERATIONS	20,000	04/20/2022	TCK	100	100
338	03/13/2021	7	ALTERATIONS	32,300	04/20/2022	TCK	100	100
	05/07/2018	16	MLS REVIEW	425,000	03/18/2019	JMG	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100
491	08/14/2001	2	ADD	3,000	05/08/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,021	13 1.00	A 1.00	A 1.00	219,200	2.41	A 1.00	R03 1.00			218,690

TOTAL	18,021 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	218,700	206,300
BUILDING	454,600	429,400
DETACHED	1,400	1,400
OTHER	0	0
TOTAL	**674,700**	**637,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10	2002	80	22.01	1,400

PHOTO 01/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/23/2021	TCK
LIST	1/23/2021	EST
REVIEW	4/29/2022	MR

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,791	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,934
GARAGE SPACES	0	1.00
% BSMT FIN	40	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,194		57.59	68,765
A	BMF	N	BSMT FINISH	478		41.14	19,666
A	BAS	L	BASE AREA	1,194	1989	258.97	309,214
A	USF	L	UPPER STORY FIN	597	1989	189.44	113,095
B	SOL	N	SOLARIUM	192		118.42	22,737
C	WDK	N	WOOD DECK	24		39.99	960
D	PTA	N	PATIO	448		12.98	5,813
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	GFP	O	GAS FIREPLACE	1		3,188.50	3,189
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	568,189

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1993 / 30	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$454,600