

Key: 3317

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.515

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STEWART KEITH J & CLYNE NOELEEN 80 SHAWMUT STREET QUINCY, MA 02169				100-3-0				15 PINWOOD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STEWART KEITH J & SAUNDERS JEANNE M				09/26/2016	QS	315,000 (210786)					
SAUNDERS JAMES C & JEANNE				10/25/2004	H	1 (174806)					
				10/01/1999	QS	162,900 (154989)					

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 %
428	07/25/1994	5	OTHER	4,500			100 100

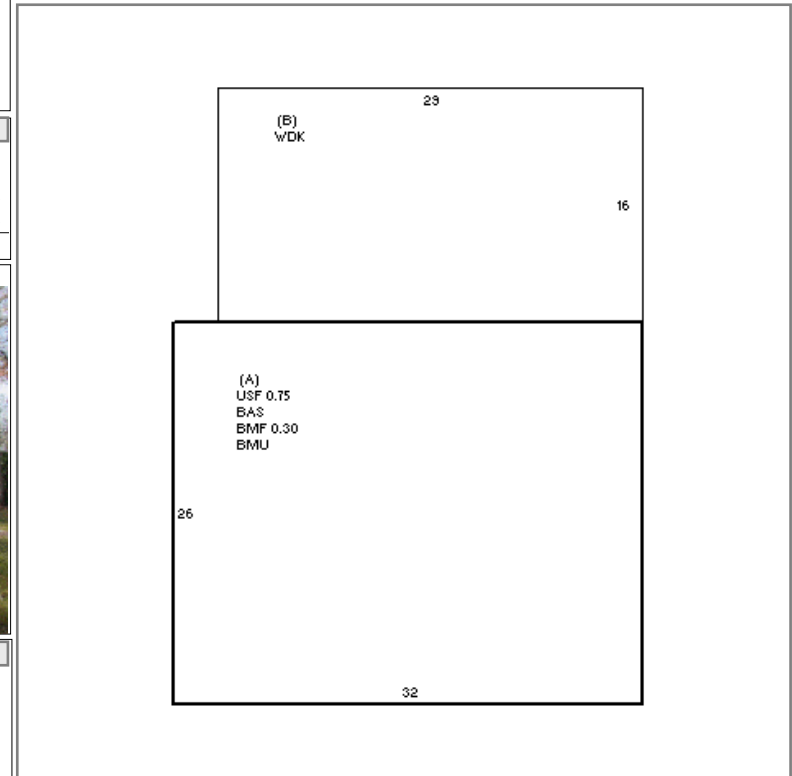
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13	1.00	13M 1.00 A 1.00	219,200	2.82	A	1.00	R02	1.00	212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	212,500	200,500			
St Ind	LUND FARM		BUILDING	333,900	319,500			
Infl	AVERAGE		DETACHED	300	300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>546,700</b>	<b>520,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8X8		64	22.01	300



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/13/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	2/10/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$306	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
GARAGE SPACES		1	1.00
% BSMT FIN		30	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.18	50,070
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	250		41.14	10,286
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1984	281.60	234,293
ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	624	1984	187.52	117,015
FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	464		39.98	18,553
INT FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE		1		4,535.90	4,536
HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER		1		2,463.30	2,463
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	445,172
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$333,900