

Key: 355

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 368

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
FINE STEVEN N & BRAILOVSKY-FINE ROSITA 70 GAMMONS ROAD WABAN, MA 02466					58-8-0					123 THE CHANNEL WAY				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
FINE STEVEN N & PETERSON SANDRA D TRUSTE					11/20/2009	QS	700,000	24182-331						
MULLIN DORIS M TRUSTEE					06/11/2007	F		22096-268						
					01/16/2001	F	1	13487-50						

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	%
574	07/22/2014	3	OUT BUILDING	11,000	05/29/2015	MW	100	100
501	09/14/2011	7	ALTERATIONS	45,000	01/31/2013	MR	100	100
510	10/13/2010	1	NEW CONSTRUC	425,000	01/31/2013	MR	100	100
424	09/07/2010	6	DEMO	5,000			100	100
248	06/15/1993	5	OTHER	4,000	01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	27,050 4	1.00	4A	1.00	A	1.00	767,200	1.75	A	1.00	PF2 3.50	831,490

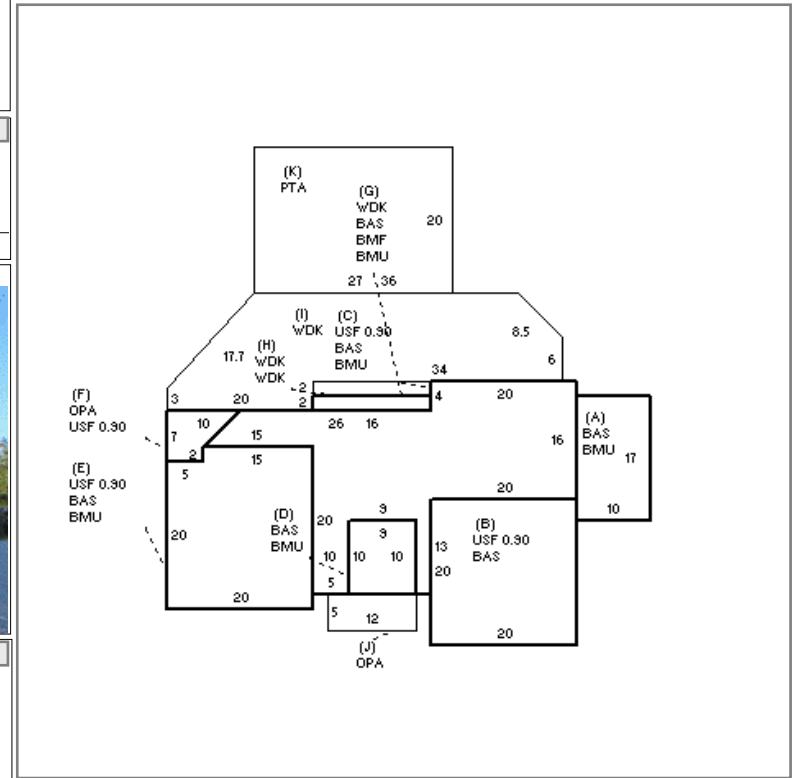
TOTAL	27,050 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE	LAND	831,500	784,500			
St Ind	THE CHANNEL		BUILDING	963,100	919,700			
Infl	AVERAGE		DETACHED	6,000	5,900			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,800,600</b>	<b>1,710,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 24X23		552	6.75	3,000
SHF	A	1.00	10 0.90 10X16	2014	160	20.77	3,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/14/2010	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/15/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2010	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,094,458			
NET AREA	3,229	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,415		73.75	104,361	CONDITION ELEM	CD			
\$NLA(RCN)	\$339	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,815	2010	324.72	589,364	EXTERIOR	A			
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,414	2010	226.10	319,700	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	G	BMF	N	BSMT FINISH	32		56.54	1,809	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	728		54.94	39,993	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	108		70.07	7,568	HEAT/ELEC	A			
				HEATING/COOL	11	HTWT/CL AIR	1.05	K	PTA	N	PATIO	540		16.71	9,025					
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,380.80	4,381					
								ODS	O	O	OUTDOOR SHOWER	1		3,384.40	3,384					
																		EFF.YR/AGE	2010 / 13	
																		COND	12 12 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	12 % GD 88	
																		RCNLD	\$963,100	