

Key: 357

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 370

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GLYNN WILLIAM J & LOMBROSO ANN C TRUSTEES 64 BIRCHWOOD LANE LINCOLN, MA 01773				58-6-0 93 THE CHANNEL WAY							
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GLYNN WILLIAM J & LOMBROSO				03/10/2020	F	1 32748-97		10 19673-327			
LOMBROSO ANNA C				03/31/2005	A	10 19673-327		78,000 2701-325			
LOMBROSO CESARE T & IRENA				05/05/1978	XX						

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	%
012	01/04/2017	3	OUT BUILDING	8,000	04/17/2018	NF	100	100
97	02/10/2014	7	ALTERATIONS	5,000	08/06/2014	RJM	100	100
72	01/31/2014	7	ALTERATIONS	24,882	05/29/2015	MW	100	100
877	09/27/2013	5	OTHER	16,977	08/06/2014	RJM	100	100
403	05/09/2013	1	NEW CONSTRUC	400,000	05/29/2015	MW	100	100

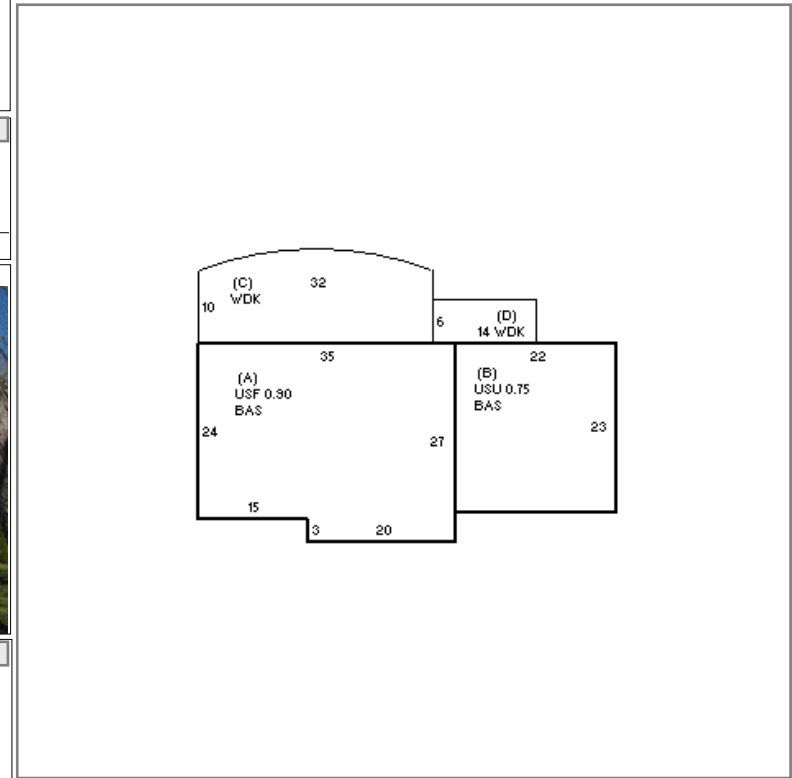
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,300 4	1.00	4A	1.00	A	1.00	767,200	2.11	A	1.00	PF2 3.50	790,210

TOTAL	21,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE				LAND	790,200	745,500
St Ind	THE CHANNEL		BUILDING	628,300	593,700			
Infl	AVERAGE		DETACHED	3,000	3,000			
			OTHER	0	0			
						TOTAL	1,421,500	1,342,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X16	2017	160	20.77	3,000



BLDG COMMENTS  
26 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2015	MR
MODEL	1		RESIDENTIAL	LIST	5/29/2015	MW
STYLE	4	1.02	CAPE [100%]	REVIEW	5/29/2018	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,216	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,406	2013	304.38	427,955
\$NLA(RCN)	\$312	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	810	2013	229.28	185,720
				ROOF SHAPE	1	GABLE	1.00	B	USU	N	UPPER STORY UNF	380		71.10	27,018
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	468		49.39	23,116
				FLOOR COVER	1	HARDWOOD	1.00	GFP	O	O	GAS FIREPLACE	1		3,938.80	3,939
				INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		3,042.90	3,043
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	690,447	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE		2013 / 10	
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD			\$628,300