

Key: 4291

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.502

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FAY DONALD L TRUSTEE DONALD FAY REVOCABLE TRUST 6 CHAMPA ROAD BILLERICA, MA 01821				89-1-4291				290 FLETCHER LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FAY DONALD L TRUSTEE				05/26/2023	F	1		35807-38			
FAY DONALD L				08/03/2018	DC			5872-250			
FAY DONALD L & MARILYN L				08/06/1987	XX			5872-250			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
338	08/18/2009	7	ALTERATIONS	2,400	04/16/2010	JH	100	100

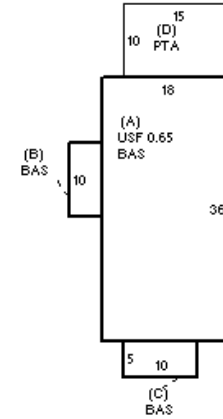
LAND

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	490,300	457,200
						DETACHED	400	400
						OTHER	0	0
						TOTAL	490,700	457,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 3X7	2000	21	22.94	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2008	SAL
MODEL	10		CONDO RES	LIST	4/14/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	8/6/2008	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,835																															
NET AREA	1,164	DETAIL ADJ	1.789	COMPLEX	1	OCEAN EDGE	1.58	+	BAS	L	BASE AREA	743	1987	454.55	337,733																																	
\$NLA(RCN)	\$463	OVERALL	1.000	STYLE	7	01-HOWLAND	1.03	A	USF	L	UPPER STORY	421	1987	454.55	191,367																																	
				VIEW/LOC	1	NONE	1.00	D	PTA	N	PATIO	150		12.90	1,935																																	
				HVAC	5	ELECTRIC BB	1.00																																									
				END/MIDDLE	3	END OCEAN EDGE	1.10																																									
<table border="1"> <thead> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>ROOMS</td> <td></td> <td>5</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>HALF BATHS</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td>FIREPLACES</td> <td></td> <td>0</td> <td>.00</td> </tr> <tr> <td>% COMMON OWNER</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td></td> <td>6</td> <td>\$7,800</td> </tr> </tbody> </table>																	CAPACITY		UNITS	ADJ	ROOMS		5	1.00	BEDROOMS		2	1.00	BATHS		2	1.00	HALF BATHS		0	1.00	FIREPLACES		0	.00	% COMMON OWNER		0	1.00	FIXTURES		6	\$7,800
CAPACITY		UNITS	ADJ																																													
ROOMS		5	1.00																																													
BEDROOMS		2	1.00																																													
BATHS		2	1.00																																													
HALF BATHS		0	1.00																																													
FIREPLACES		0	.00																																													
% COMMON OWNER		0	1.00																																													
FIXTURES		6	\$7,800																																													
<table border="1"> <thead> <tr> <th colspan="2">CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>INTERIOR</td> <td></td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>A</td> </tr> <tr> <td>BATHS</td> <td></td> <td>A</td> </tr> <tr> <td>EXTERIOR</td> <td></td> <td>A</td> </tr> </tbody> </table>																	CONDITION ELEM		CD	INTERIOR		G	KITCHEN		A	BATHS		A	EXTERIOR		A																	
CONDITION ELEM		CD																																														
INTERIOR		G																																														
KITCHEN		A																																														
BATHS		A																																														
EXTERIOR		A																																														
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1994 / 29</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>9</td> <td>9 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>9</td> <td>% GD 91</td> </tr> </tbody> </table>																	EFF.YR/AGE	1994 / 29		COND	9	9 %	FUNC	0		ECON	0		DEPR	9	% GD 91																	
EFF.YR/AGE	1994 / 29																																															
COND	9	9 %																																														
FUNC	0																																															
ECON	0																																															
DEPR	9	% GD 91																																														
<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$490,300</td> </tr> </thead> </table>																	RCNLD	\$490,300																														
RCNLD	\$490,300																																															