

Key: 4637

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.848

LEGAL

| | | | | | | | | | | | |
|--|--|--|--|-------------|----|------------|--------------|------------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| FAY PATRICK 96 SYLVESTER AVENUE WINCHESTER, MA 01890 | | | | 114-62-4637 | | | | 3546 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FAY PATRICK | | | | 09/18/2020 | QS | 145,000 | 33275-258 | | | | |
| ALARIE DONNA A TRUSTEE | | | | 05/16/2001 | F | 1 | 13838-324 | | | | |
| ALARIE WILFRED R | | | | 05/19/1992 | F | 100 | 8027-211 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|-------------|---------|------------|-----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 856 | 09/18/2020 | 15 | SALE REVIEW | 145,000 | 03/10/2021 | JMG | 100 | 100 |
| | 10/27/2017 | 5 | OTHER | 4,400 | 05/08/2018 | NF | 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 | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | | NOTE | | | | LAND | 0 | 0 |
| St Ind | | | BUILDING | 198,900 | 187,800 | | | |
| Infl | | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 198,900 | 187,800 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
MOTEL CONVERSION

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/12/2008 | JH |
|----------|----|------|---------------|---------|-----------|-----|
| MODEL | 10 | | CONDO RES | LIST | 2/12/2008 | JH |
| STYLE | 4 | 1.00 | GARDEN [100%] | REVIEW | 3/10/2021 | JMG |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | N/A [100%] | | | |

G

| | | | | | | | | | | | | | | | | | |
|----------------|-------|------------|---------|------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 225,988 |
| NET AREA | 282 | DETAIL ADJ | 2.250 | COMPLEX | 14 | NICKERSON PARK | 2.25 | | BAS | L | BASE AREA | 282 | 1960 | 782.42 | 220,643 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$801 | OVERALL | 1.000 | STYLE | 75 | 14-NICKERSON PK | 1.00 | | PTA | N | PATIO | 112 | | 12.90 | 1,445 | INTERIOR | G |
| | | | | VIEW/LOC | 1 | NONE | 1.00 | | | | | | | | | KITCHEN | G |
| | | | | HVAC | 5 | ELECTRIC BB | 1.00 | | | | | | | | | BATHS | G |
| | | | | END/MIDDLE | 0 | | 1.00 | | | | | | | | | EXTERIOR | A |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| ROOMS | | 2 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 1 | 1.00 | | | | | | | | | | | | | | |
| BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| HALF BATHS | | 0 | 1.00 | | | | | | | | | | | | | | |
| FIREPLACES | | 0 | .00 | | | | | | | | | | | | | | |
| % COMMON OWNER | | 7.14 | 1.00 | | | | | | | | | | | | | | |
| FIXTURES | | 3 | \$3,900 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1984 / 39 |
| | | | | | | | | | | | | | | | | COND | 12 12 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 12 % GD 88 |
| | | | | | | | | | | | | | | | | RCNLD | \$198,900 |