

Key: 4842

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.058

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CURRENT OWNER				PARCEL ID				LOCATION			
WELLINGTON ALAN M TRUSTEE EQUINOX TRUST OF 2017 53 AVALON ROAD NEEDHAM, MA 02492				125-88-0				28 LOCUST LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELLINGTON ALAN M TRUSTEE				10/02/2017	F		30805-236				
WELLINGTON ALAN M &				10/02/2017	DC		30805-229				
WELLINGTON ALAN M & KENNE				07/07/2014	F		28248-305				

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	%
832	10/31/2012	7	ALTERATIONS	4,300	01/25/2013	SF	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,120	9	1.00	9-A	1.00	A	1.00	241,120	2.79	A	1.00	R06	1.10			233,900

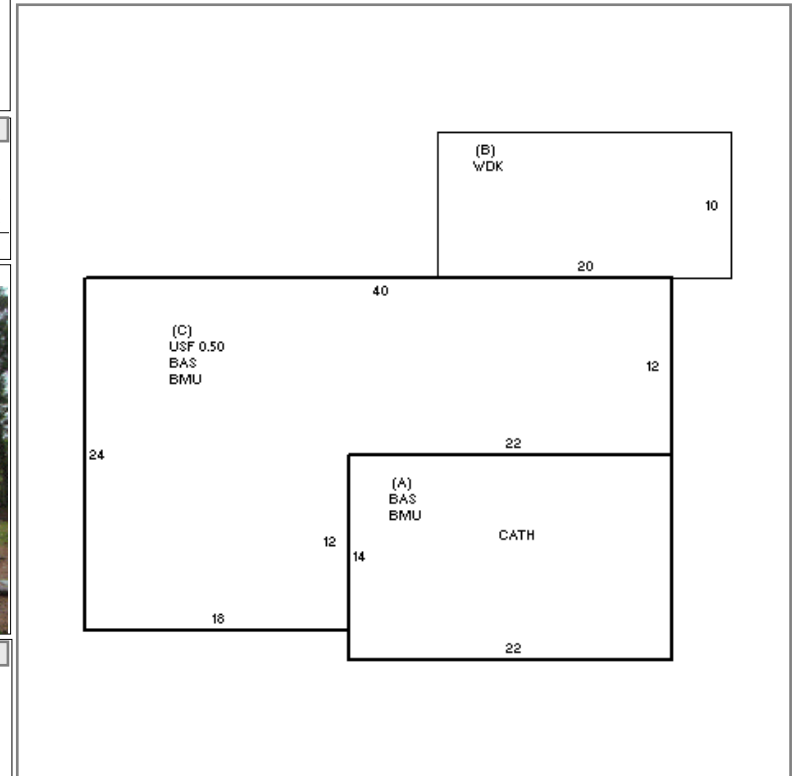
TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	233,900	220,700			
St Ind	ROBINWOOD		BUILDING	297,400	280,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	531,300	501,500			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/5/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,352	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,305	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,004		54.77	54,988
+	BAS	L	BASE AREA	1,004	1981	253.45	254,465
B	WDK	N	WOOD DECK	200		38.02	7,605
C	USF	L	UPPER STORY FIN	348	1981	180.15	62,693
	BMG	O	BSMT GARAGE	2		3,000.70	6,001
	F21	O	FPL 2S 1OP	1		9,846.50	9,847

TOTAL RCN	401,904
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$297,400