

Key: 4928

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.149

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
OBRIEN JAMES P TRUSTEE GRANITE STATE COURT REALTY TRUST PO BOX 2845 ORLEANS, MA 02653		138-47-4928	10 GRANITE STATE COURT		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OBRIEN JAMES P TRUSTEE		11/01/2022	QS	80,000	35460-160
HAYES G HOWARD & TRAINOR		06/28/1996	N	63,300	10280-179

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	CI CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	11/01/2022	15	SALE REVIEW	80,000	07/11/2023	JMG	100	100
	01/15/2021	22	I & E				0	0
	02/28/2020	22	I & E				0	0

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

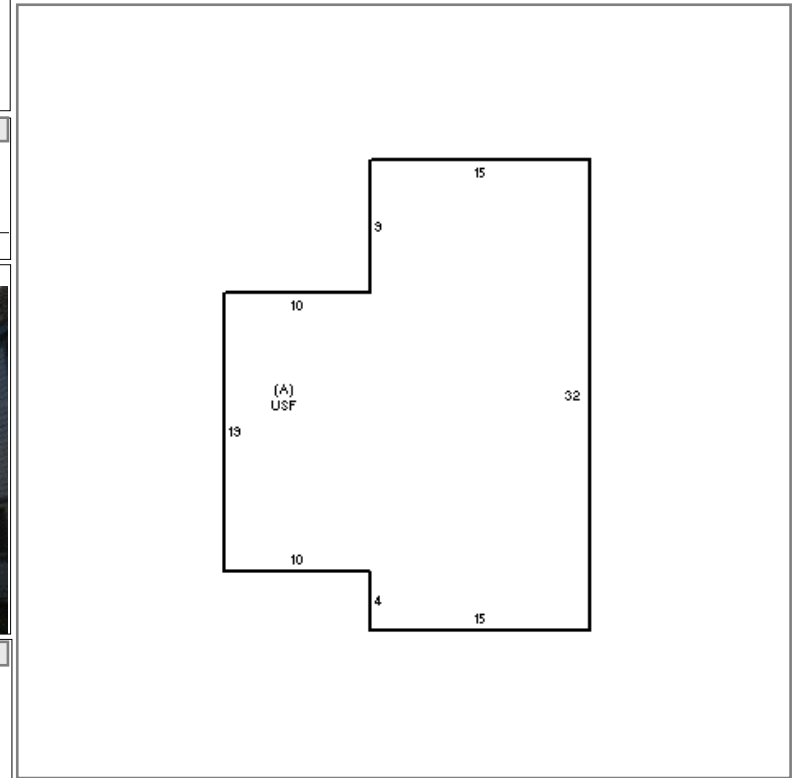
DETACHED

TOTAL	SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	77,700	77,200
						DETACHED	0	0
						OTHER	0	0
						TOTAL	77,700	77,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
ATTORNEY (2.62 COMMON%)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2023	EST
MODEL	11		CONDO CIM	LIST	2/14/2008	JH
STYLE	1	1.00	CIM CONDO [100%]	REVIEW	7/11/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	670	DETAIL ADJ	0.687	COMPLEX	2	E BRWSTR (OFF)	0.97
\$NLA(RCN)	\$130	OVERALL	1.000	STYLE	2	E BRWSTR (OFF)	0.70
CAPACITY				VIEW/LOC	6	2ND FLOOR	1.00
STORIES	1	UNITS	1.00	HVAC	9	WARM/CL AIR	1.00
% HEATED	100	ADJ	1.00	END/MIDDLE	1	END	1.00
% AIR COND	100		1.01				
% SPRINKLERS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	USF	L	UPPER STORY	670	1989	130.27	87,282

TOTAL RCN	87,282
CONDITION ELEM	CD
INTERIOR	A
EXTERIOR	A
OVERALL	A
EFF.YR/AGE	1989 / 34
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$77,700