

Key: 552

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 570

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CAHILL MADELINE TRUSTEE 59 LANDING LANE REAL ESTATE TR 67 OAKTON AVENUE DORCHESTER, MA 02122		78-77-552	53 LANDING LANE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAHILL MADELINE TRUSTEE		04/06/2015	F	28784-190	
CARTEN THOMAS J & CLAIRE		09/16/1976	XX	57,000	2398-225

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-671	05/27/2023	7	ALTERATIONS	30,000	05/08/2024	NF	100	100
332	05/14/2012	7	ALTERATIONS	1,000	08/04/2014	RJM	100	100

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

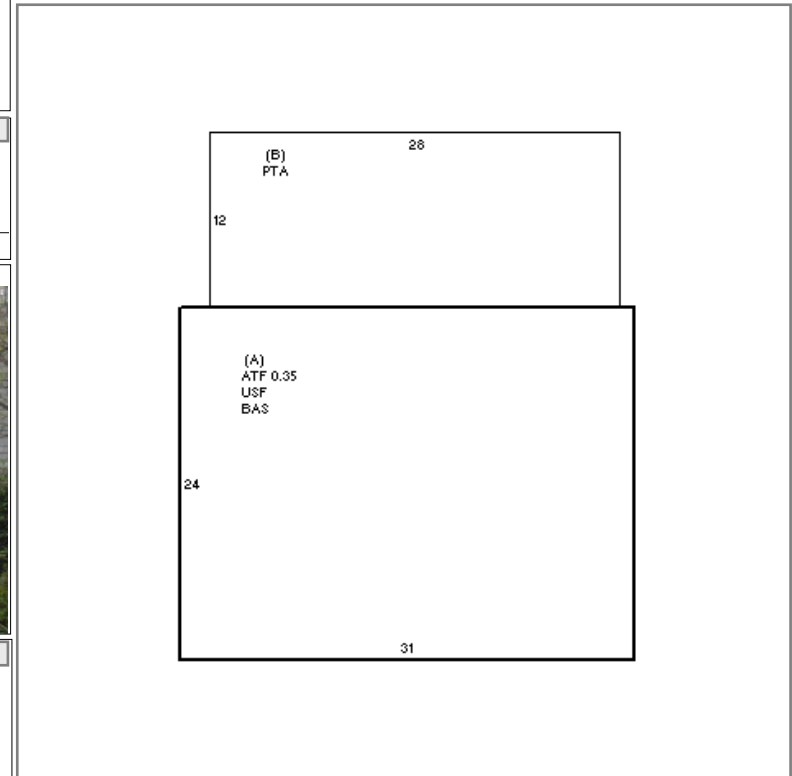
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	797,400	735,700
						DETACHED	4,500	4,500
						OTHER	0	0
						<b>TOTAL</b>	<b>801,900</b>	<b>740,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	1	5,638.30	4,500	05/21/2024



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2008	SAM
MODEL	10		CONDO RES	LIST	12/26/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	5/21/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	A	BAS	L	BASE AREA	744	1974	537.06	399,572
STYLE	40	05-LANDING	1.00	A	USF	L	UPPER STORY	744	1974	537.06	399,572
VIEW/LOC	1	NONE	1.00	A	ATF	L	ATTIC FIN	260	1974	377.30	98,098
HVAC	5	ELECTRIC BB	1.00	B	PTA	N	PATIO	336		12.90	4,334
END/MIDDLE	0		1.00								



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2008	SAM
MODEL	10		CONDO RES	LIST	12/26/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	5/21/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,748	DETAIL ADJ	2.200
\$NLA(RCN)	\$524	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHS	2	1.00
HALF BATHS	1	1.00
FIREPLACES	1	\$3,300
% COMMON OWNER	3.27	1.00
FIXTURES	9	\$11,700

TOTAL RCN	916,576	
CONDITION ELEM	CD	
INTERIOR	A	
KITCHEN	A	
BATHS	G	
EXTERIOR	A	
EFF.YR/AGE	1981 / 42	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$797,400	