

Key: 559

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 577

LEGAL

| CURRENT OWNER | | | | | | PARCEL ID | | | LOCATION | | | | |
|---|--|--|------------|----|---------|-------------------------|--|--|-----------------|----|------------|--------------|--|
| GAMBALE DEAN & KATHLEEN 71 VIRGINIA ROAD WALTHAM, MA 02453 | | | | | | 78-77-559 | | | 57 LANDING LANE | | | | |
| | | | | | | TRANSFER HISTORY | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | GAMBALE DEAN & KATHLEEN | | | 08/24/2021 | QS | 605,000 | 34408-208 | |
| BAILLY MAGGIE J | | | 11/12/2014 | QS | 352,500 | 28501-297 | | | | | | | |
| MCGRAIL THOMAS S JR & | | | 11/01/2011 | QS | 335,000 | 25804-32 | | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|-------------|---------|------------|-----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 201 | 08/24/2021 | 16 | MLS REVIEW | 605,000 | 05/11/2022 | JMG | 100 | 100 |
| 856 | 03/19/2014 | 7 | ALTERATIONS | 10,000 | 06/01/2015 | MW | 100 | 100 |
| | 12/31/2007 | 7 | ALTERATIONS | 15,500 | 10/03/2008 | SAL | 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 | | | LAND | 713,500 | 673,600 | | | |
| Infl | | | DETACHED | 4,500 | 4,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 718,000 | 678,100 |

DETACHED

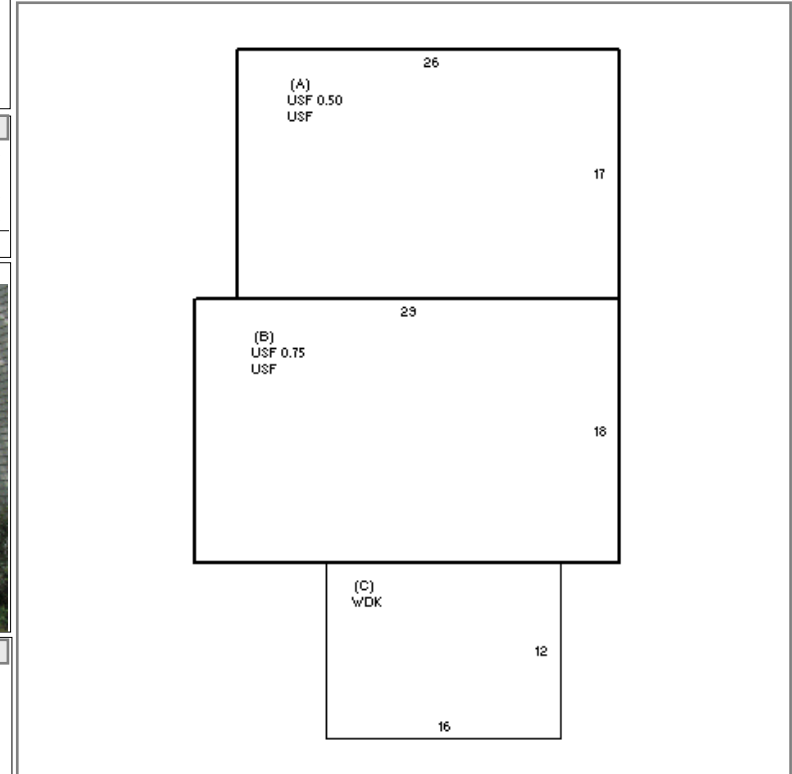
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|--------------|------|-------|-----------|-------|
| DGR | A | 1.00 20 0.80 | 1CD-EXCLSV U | 1973 | 1 | 5,638.30 | 4,500 |



| BLDG COMMENTS |
|---|
| TH STYLE UNIT LOCATED ON 2ND&3RD FLOORS |

BUILDING

| 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 | 5/11/2022 | JMG |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | N/A [100%] | | | |



| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|------------|----|-------------|------|
| NET AREA | 1,577 | DETAIL ADJ | 2.222 | COMPLEX | 5 | SEAPINES | 2.20 |
| \$NLA(RCN) | \$559 | OVERALL | 1.000 | STYLE | 40 | 05-LANDING | 1.00 |
| | | | | VIEW/LOC | 1 | NONE | 1.00 |
| | | | | HVAC | 14 | ELEC BB+AC | 1.01 |
| | | | | END/MIDDLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | USF | L | UPPER STORY | 1,577 | 1973 | 547.41 | 863,268 |
| C | WDK | N | WOOD DECK | 192 | | 33.90 | 6,509 |

| TOTAL RCN | 880,877 |
|----------------|--------------|
| CONDITION ELEM | CD |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| EXTERIOR | A |
| EFF.YR/AGE | 1994 / 29 |
| COND | 9 9 % |
| FUNC | 10 2ND FLOOR |
| ECON | 0 |
| DEPR | 19 % GD 81 |
| RCNLD | \$713,500 |