

Key: 561

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 579

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION					
SMITH DENNIS A TRUSTEE & OLIVERIO SUSAN P TRUSTEE 54 BRAE ROAD WEYMOUTH, MA 02191						78-77-561			11 LANDING LANE					
						TRANSFER HISTORY			DOS	T	SALE PRICE		BK-PG (Cert)	
						SMITH DENNIS A TRUSTEE & OLIVERIO SUSAN P & SMITH			04/25/2023	F	100 35748-266			
KEATING LISA MONAHAN TRUS			09/28/2017	QS	328,500 30793-115									
			04/09/2013	F	100 27277-76									

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
966	09/28/2017	16	MLS REVIEW	328,500	07/29/2018	JMG	100	100
680	11/13/2015	7	ALTERATIONS	800	04/27/2016	WFF	100	100
	09/06/2012	7	ALTERATIONS	85,000	02/05/2013	MR	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	601,000	567,500
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	605,500	572,000

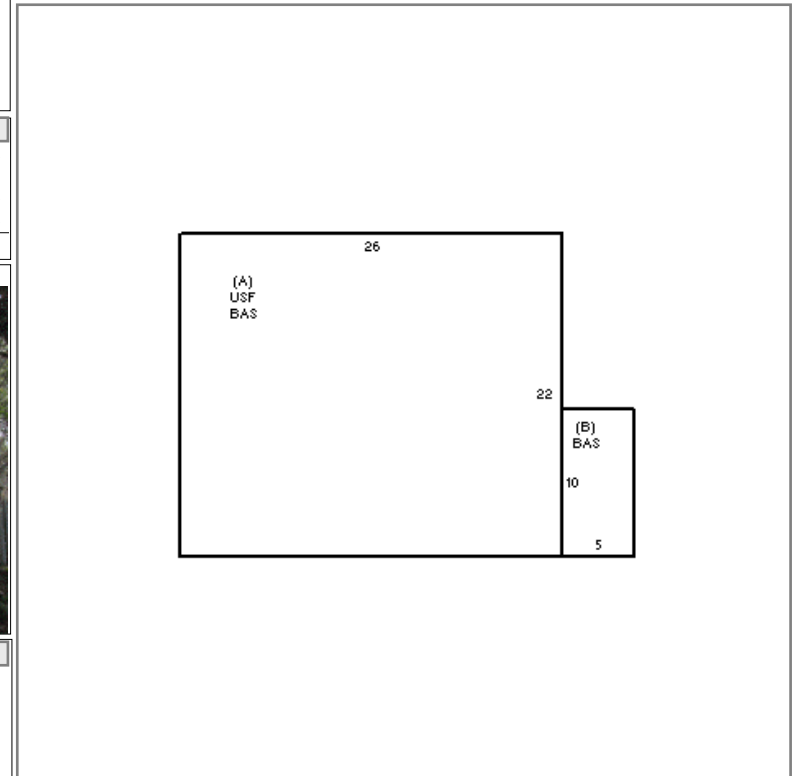
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1973	1	5,638.30	4,500



BLDG COMMENTS

SKETCH PER PLANS

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	7/29/2018	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,194	DETAIL ADJ	2.200
\$NLA(RCN)	\$566	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	1	1.00	
HALF BATHS	1	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.67	1.00	
FIXTURES	5	\$6,500	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	40	05-LANDING	1.00
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	622	1973	557.34	346,663
A	USF	L	UPPER STORY	572	1973	557.34	318,796

TOTAL RCN	675,259
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1987 / 36
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$601,000