

Key: 574

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 592

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL KEVIN J & HEBERT-FARRELL DIANE 152 CEDAR STREET ARLINGTON, MA 02476				78-77-574				8 LANDING LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARRELL KEVIN J & GERRIOR DOROTHY F				05/23/2014	QS	350,000	28161-87				
GERRIOR RAYMOND P & DOROT				03/11/2014	DC		4702-161				
				09/10/1985	XX	112,000	4702-161				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
81	04/03/1991	30	ABATEMENT RE		10/10/2023	JMG	100	100
		5	OTHER	8,000	02/01/1992		100	100

LAND


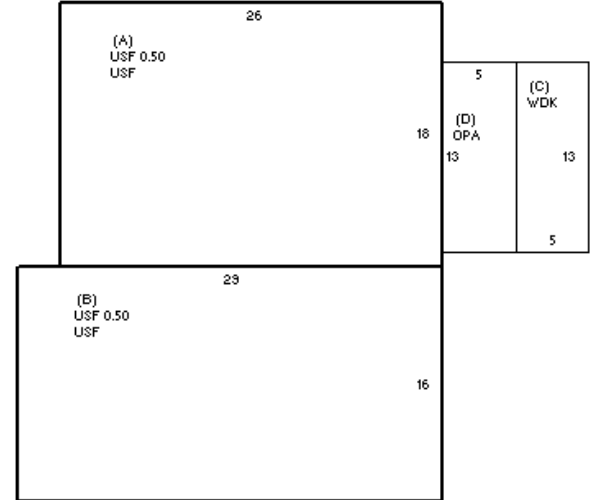
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

\* -- Previous value excludes abatement.

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	594,300	619,600
						DETACHED	4,500	4,500
						OTHER	0	0
						<b>TOTAL</b>	<b>598,800</b>	<b>624,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1973	1	5,638.30	4,500	12/26/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2023	JMG
MODEL	10		CONDO RES	LIST	10/10/2023	JMG
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	10/10/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

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

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	792,388
NET AREA	1,398	DETAIL ADJ	2.222	COMPLEX	5	SEAPINES	2.20	+	USF	L	UPPER STORY	1,398	1973	553.50	773,793		
\$NLA(RCN)	\$567	OVERALL	1.000	STYLE	40	05-LANDING	1.00	C	WDK	N	WOOD DECK	65		33.91	2,204		
				VIEW/LOC	1	NONE	1.00	D	OPA	N	OPEN PORCH	65		41.40	2,691		
				HVAC	14	ELEC BB+AC	1.01										
				END/MIDDLE	0		1.00										
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	2.83	1.00															
FIXTURES	8	\$10,400															
																CONDITION ELEM	CD
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																EXTERIOR	
																EFF.YR/AGE	1975 / 48
																COND	15 15 %
																FUNC	10 2ND FLOOR
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$594,300