

Key: 5765

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.985

LEGALLAND

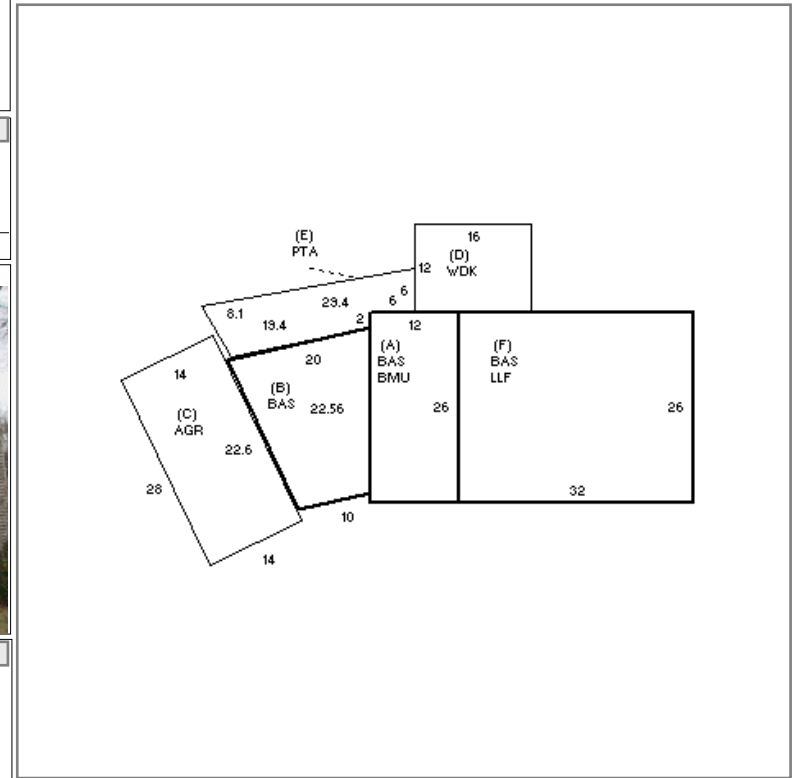
CURRENT OWNER		PARCEL ID		LOCATION	
1760 BREWSTER REALTY LLC 110 HARTWELL AVENUE LEXINGTON, MA 02421		55-76-0		9 PARK LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
1760 BREWSTER REALTY LLC		09/14/2023	QS	775,000	35984-79
COLGAN SCOTT D & TERI-LYN		01/29/2003	N	199,700	16315-115
TUBMAN R SANFORD & SANDRA		05/03/1996	QS	98,000	10184-206

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1301	02/09/2024	7	ALTERATIONS	10,000			0	0
	09/14/2023	16	MLS REVIEW	775,000	06/10/2024	JMG	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,006	12	1.00	12D 1.00 A 1.00	230,160	2.81	A	1.00	R05	1.05	223,140

TOTAL	15,006 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	223,100	212,100
St Ind	HARWICH ROAD		LAND	398,300	313,600			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
						TOTAL	622,400	526,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	22.01	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/10/2024	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/10/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHEDBUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,245		
NET AREA	2,306	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	312		66.85	20,856	CONDITION ELEM	CD		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,474	1974	241.57	356,074	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	392		41.38	16,219	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	192		39.20	7,526	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	E	PTA	N	PATIO	188		15.11	2,840	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F	LLF	L	LOWER LEVEL FIN	832	1974	127.33	105,940	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1		7,637.00	7,637					
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		3,126.00	3,126					
								MST	O	MAS/METAL STACK	1		5,027.00	5,027					
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1981 / 42
				STORIES	1	1.00												COND	26 26 %
				ROOMS	9	1.00												FUNC	0
				BEDROOMS	4	1.00												ECON	0
				BATHROOMS	3	1.00												DEPR	26 % GD 74
				FIXTURES	10	\$13,000												RCNLD	\$398,300
				GARAGE SPACES	1	1.00													
				% BSMT FIN	0	1.00													
				# 1/2 BATHS	0	1.00													
				# OF UNITS	1	1.00													