

Key: 578

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 596

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VAN HORN DANIEL & EVA 38 LANDING LANE BREWSTER, MA 02631				78-77-578				38 LANDING LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VAN HORN DANIEL & EVA				06/23/2021	QS	576,000	34233-57				
ROSE RICHARD N & SUSAN S				12/15/1983	XX	89,000	3958-71				

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	605,000	571,400
						DETACHED	4,500	4,500
						OTHER	0	0
						<b>TOTAL</b>	<b>609,500</b>	<b>575,900</b>

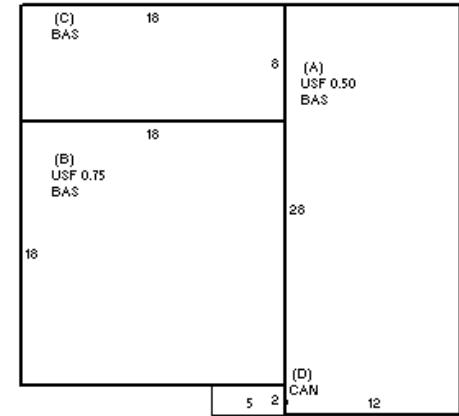
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1973	1	5,638.30	4,500



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	+	BAS	L	BASE AREA	660	1973	561.80	370,790
STYLE	40	05-LANDING	1.00	+	USF	L	UPPER STORY	411	1973	561.80	230,901
VIEW/LOC	1	NONE	1.00	C	BAS	L	BASE AREA	144	1973	561.81	80,900
HVAC	14	ELEC BB+AC	1.01	D	CAN	N	CANOPY	10		43.40	434
END/MIDDLE	0		1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-544	04/20/2023	7	ALTERATIONS	2,000	05/08/2024	NF	100	100
	06/23/2021	16	MLS REVIEW	576,000	04/04/2022	JMG	100	100
962	11/13/2015	7	ALTERATIONS	875	04/27/2016	WFF	100	100
762	09/22/2014	7	ALTERATIONS	3,500	06/12/2015	MW	100	100
729	11/23/2004	7	ALTERATIONS	14,400			100	100



BLDG COMMENTS
SKETCH PER PLANS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,215	DETAIL ADJ	2.222
\$NLA(RCN)	\$572	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.89	1.00	
FIXTURES	7	\$9,100	

TOTAL RCN	695,425
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1981 / 42
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$605,000