

Key: 581

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 599

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID		LOCATION				
LEONE MARY M C/O ANDREA CENTERRINO 353 MIDDLE STREET BRAintree, MA 02184				78-77-581		26 LANDING LANE				
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
				LEONE MARY M		07/14/1997	A	100	10849-118	
LEONE ROBERT A & MARY M		05/29/1986	XX	135,000	5104-196					

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			BUILDING	652,000	615,700			
Infl			DETACHED	4,500	4,500			
			OTHER	0	0			
						TOTAL	656,500	620,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	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	7/10/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,386	DETAIL ADJ	2.200
\$NLA(RCN)	\$529	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.6	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	A	BAS	L	BASE AREA	1,066	1974	548.57	584,774
STYLE	40	05-LANDING	1.00	A	ATF	L	ATTIC FIN	320	1974	385.38	123,323
VIEW/LOC	1	NONE	1.00	B	WDK	N	WOOD DECK	396		33.90	13,424
HVAC	5	ELECTRIC BB	1.00								
END/MIDDLE	0		1.00								

TOTAL RCN	732,621
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1987 / 36
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$652,000

