

Key: 590

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 608

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCQUEENEY JANE LIFE ESTATE 3 REHABILITATION WAY APT 607 WOBURN, MA 01801				78-77-590				24 GROVE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCQUEENEY JANE LIFE ESTAT				12/23/2020	F	100	33606-67				
MCQUEENEY JANE				07/24/2009	QS	300,000	23915-332				
O'CONNELL ELIZABETH T &				11/03/1993	QS	140,000	8869-153				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
819	10/20/2015	7	ALTERATIONS	900	05/12/2016	WFF	100	100

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

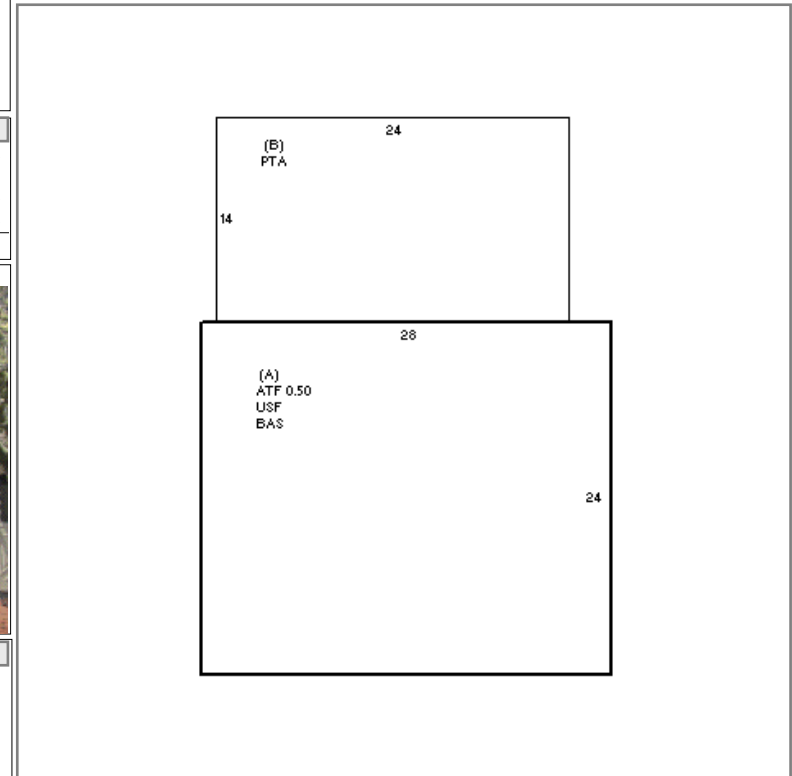
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	735,500	694,400
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	740,000	698,900

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



BUILDING	CD	ADJ	DESC	MEASURE	12/24/2008	SAM
MODEL	10		CONDO RES	LIST	12/24/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	12/28/2008	SAM
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	A	BAS	L	BASE AREA	672	1974	538.70	362,009
STYLE	41	05-GROVE	1.00	A	USF	L	UPPER STORY	672	1974	538.70	362,009
VIEW/LOC	1	NONE	1.00	A	ATF	L	ATTIC FIN	336	1974	378.46	127,161
HVAC	5	ELECTRIC BB	1.00	B	PTA	N	PATIO	336		12.90	4,334
END/MIDDLE	0		1.00								



BLDG COMMENTS
2nd 1/2 bath added per new homeowner sales report

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	2.200
\$NLA(RCN)	\$515	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHS	1	1.00	
HALF BATHS	2	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	3.96	1.00	
FIXTURES	5	\$6,500	

TOTAL RCN	865,313
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	
EFF.YR/AGE	1975 / 48
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$735,500