

Key: 591

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 609

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
YELLEN ROBERTA S & LAWRENCE E TRUSTEE ROBERTA S YELLEN FAMILY TRUST 56 EVELYN ROAD WABAN, MA 02468		78-77-591	26 GROVE LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
YELLEN ROBERTA S & LAWRENCE E & ROBER		12/05/2017	F	1	30942-22	
		05/06/1986	XX		5060-34	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1020	100	CONDOMINIUM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
748	11/13/2015	7	ALTERATIONS	850	05/12/2016	WFF	100 100
126	03/10/2006	7	ALTERATIONS	30,000	06/26/2007	JH	100 100
133	02/14/2006	7	ALTERATIONS	1,800	06/26/2007	JH	100 100

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

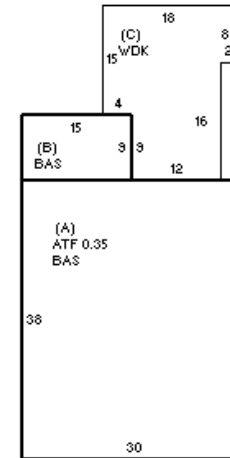
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	774,800	731,500
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	779,300	736,000

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

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%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,674	DETAIL ADJ	2.222
\$NLA(RCN)	\$520	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	4.09	1.00
FIXTURES	6	\$7,800

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	1,275	1974	544.64	694,421
STYLE	41	05-GROVE	1.00	A	ATF	L	ATTIC FIN	399	1974	382.63	152,669
VIEW/LOC	1	NONE	1.00	C	WDK	N	WOOD DECK	364		33.90	12,340
HVAC	14	ELEC BB+AC	1.01								
END/MIDDLE	0		1.00								

TOTAL RCN	870,530
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	G
EXTERIOR	
EFF.YR/AGE	1987 / 36
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$774,800