

Key: 6037

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.264

LELAND

CURRENT OWNER				PARCEL ID				LOCATION			
BANASH DAVID M 12 WARWICK ROAD WEST NEWTON, MA 02465-1724				33-3-0				195 LELAND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BANASH DAVID M				02/28/2012	F	100 26115-99					
BANASH LEE A & BANASH DAV				01/27/2006	F	100 20686-334					
BANASH LEE A				01/27/2006	H	100 20686-326					

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	%
320	11/01/1991	5	OTHER		03/01/1992		100	100

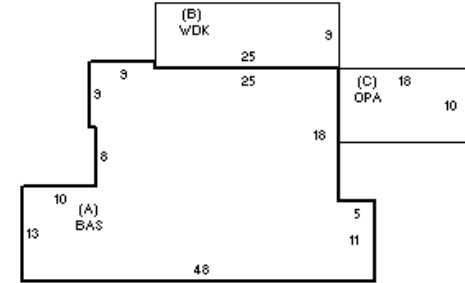
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,900	12	1.00	12F 1.00 A 1.00	374,832	1.71	10	0.90	PF4	1.90	409,600

TOTAL	27,900 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE T=HOUSE SITS BELOW GRADE	LAND	409,600	386,400			
St Ind	LELAND/CRANE		BUILDING	180,000	169,900			
Infl	AVERAGE		DETACHED	7,100	7,000			
			OTHER	0	0			
			TOTAL	596,700	563,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 10X24		240	33.11	4,000
BHM	A	1.00	50 0.50 10X23		230	26.90	3,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	7/10/2018	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	11/21/2018	TD
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BOAT HOUSE IS MASONRY

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	299,997
NET AREA	1,159	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BASE AREA	1,159	1935	235.36	272,783		
\$NLA(RCN)	\$259	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	225		36.34	8,176		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	180		46.35	8,343		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,079.50	7,080		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	4	WALL BOARD	1.00										
				HEATING/COOL	7	FL/WALL UN	0.98										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1935 / 88
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$180,000