

Key: 6094

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.326

LELAND

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'CARROLL DECLAN & CAROLINE 33 GLENDALE AVENUE MELROSE, MA 02176				34-3-0				156 LELAND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CARROLL DECLAN & CAROLI				08/18/2017	QS	355,000	(213796)				
GUIRE KENNETH & MARGARET				07/09/1993	QS	99,000	(130640)				
KENNETH & MARGARET GUIRE				03/02/1992	H	1	N/A-N/A				

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	%
719	08/09/2021	7	ALTERATIONS	15,000	05/05/2022	TCK	100	100
NP	08/18/2017	16	MLS REVIEW	355,000	07/24/2018	JMG	100	100
		12	CYCLICAL NON		01/11/2008	JH	100	100
708	12/03/1999	7	ALTERATIONS	61,000			100	100

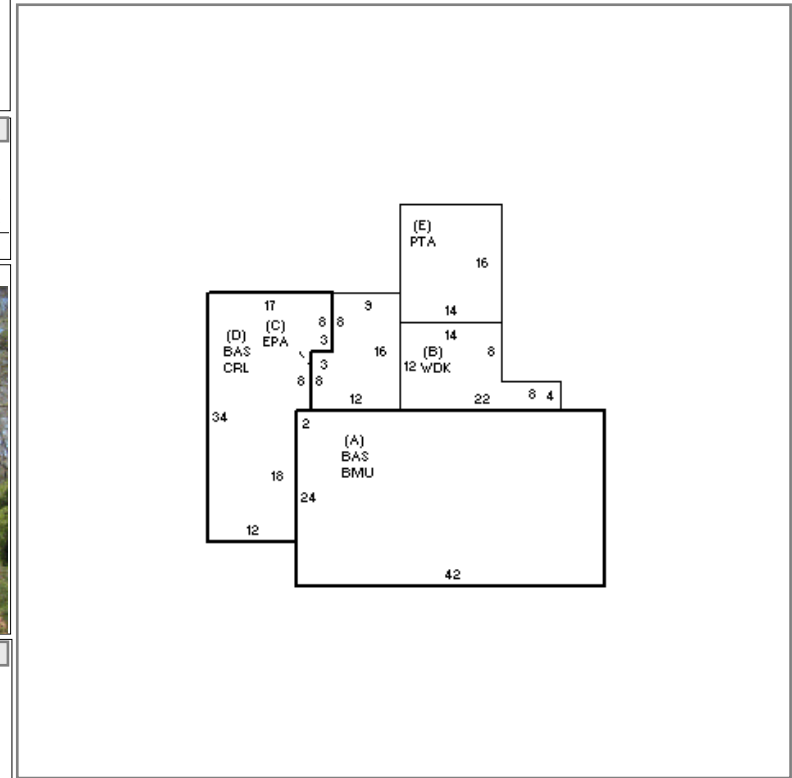
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,560	12	1.00	12F	1.00	A	1.00				221,790

TOTAL	19,560 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	221,800	209,200
St Ind	LELAND/CRANE		BUILDING	423,500	400,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	645,300	609,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	7/24/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		58.16	58,623
\$NLA(RCN)	\$323	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,472	1987	248.82	366,259
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	200		40.38	8,075
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	168		78.77	13,233
				FLOOR COVER	1	HARDWOOD	1.00	D	CRL	N	BSMT CRAWL	464		31.28	14,512
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	224		14.74	3,301
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	475.863	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT/ELEC			V
EFF.YR/AGE	2011 / 12		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89
RCNLD			\$423,500