Key: 6107

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHELAN TIMOTHY R & LISA M **C/O FAI GARY & JOYCE** **50 DONNA ROAD** **NEWTON, MA 02459**	**23-23-0**	**238 LELAND ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAI GARY & JOYCE	05/20/2024	QS	1,043,000	(235969)
WHELAN TIMOTHY R & LISA M	06/13/2008	QS	575,000	(186198)
CABEZAS HOWARD J & MARGAR	11/16/2001	A	336,000	(163434)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

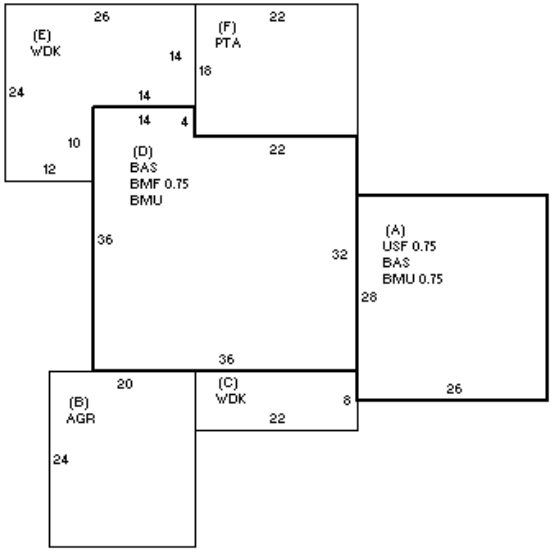
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
708	08/27/2013	7	ALTERATIONS	4,923	08/09/2014	RJM	100	100
891	12/18/2006	7	ALTERATIONS	10,000	07/18/2007	JH	100	100
593	09/01/2006	2	ADD	8,612	07/18/2007	JH	100	100
743	12/04/2001	8	YARD ITEMS	1,750			100	100
328	06/15/1995	2	ADD	4,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,100	12 1.00	12F 1.00	A 1.00	230,160	1.97	A 1.00	PV1 1.05			240,900

TOTAL	23,100 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE	POND VIEW		
St Ind	LELAND/CRANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	240,900	227,300
BUILDING	609,200	575,300
DETACHED	3,800	3,700
OTHER	0	0
TOTAL	**853,900**	**806,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12	1995	96	22.01	1,500
DDK	G 1.20	10 0.90	12X14	2006	168	15.00	2,300

PHOTO 10/12/2017

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/12/2017	NF
LIST	10/12/2017	EST
REVIEW	11/16/2017	TD

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,482	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,285
GARAGE SPACES	1	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,754		53.71	94,208
+	BAS	L	BASE AREA	1,936	1987	238.12	460,998
A	USF	L	UPPER STORY FIN	546	1987	195.01	106,475
B	AGR	N	ATT GARAGE	480		41.63	19,985
+	WDK	N	WOOD DECK	660		41.16	27,166
D	BMF	N	BSMT FINISH	906		37.38	33,867
F	PTA	N	PATIO	396		14.19	5,620
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	771,158
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$609,200