

Key: 6158

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.392

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
XIE HONGYING TRUSTEE HONGYING XIE REVOCABLE TRUST 2012 10 EASTABROOK ROAD NEWTON, MA 02465				24-60-0				104 CANOE POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
XIE HONGYING TRUSTEE				07/29/2022	QS	1,600,000	35279-264				
WALDMAN BRIAN & ALISON TR				11/20/2020	QS	850,000	33496-172				
PARR WILLIAM SCOTT &				02/17/2006	A	751,750	20746-281				

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	%
168	07/29/2022	15	SALE REVIEW	1,600,000	06/05/2023	JMG	100	100
477	11/20/2020	15	SALE REVIEW	850,000	03/25/2021	JMG	100	100
	04/10/2010	7	ALTERATIONS	1,200	01/10/2011	JH	100	100
	07/19/2006	2	ADD	35,000	07/17/2007	JH	100	100

LAND


CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,720	12	1.00	12E 1.00	A 1.00	372,640	1.93	A 1.00	PF3 1.70		392,090

TOTAL	23,720 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	392,100	369,900
St Ind	CANOE POND		LAND	982,000	937,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,374,100</b>	<b>1,306,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

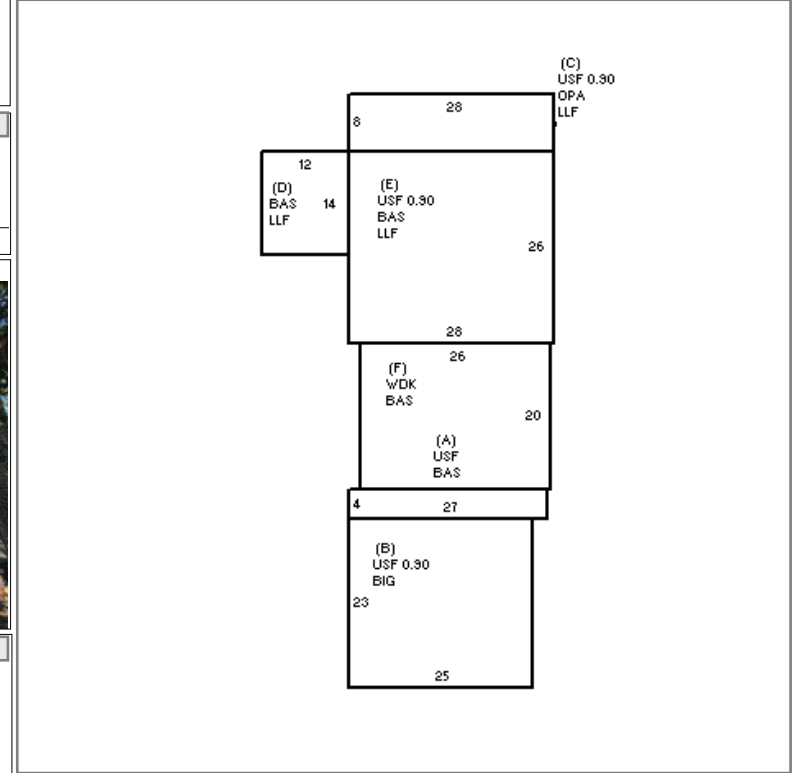
PHOTO 10/18/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/25/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2023	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,126	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,524	1986	300.87	458,527
\$NLA(RCN)	\$248	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,482	1986	200.94	297,794
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	575		60.61	34,851
				ROOF COVER	1	ASPH/CMP SH	1.00	+	LLF	L	LOWER LEVEL FIN	1,120	1986	152.72	171,042
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	224		62.27	13,949
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	520		48.82	25,388
				HEATING/COOL	11	HTWT/CL AIR	1.05		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,007.80	3,008



BLDG COMMENTS

TOTAL RCN	1,022,921
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$982,000