

Key: 6177

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.411

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FELDMAN ANNE & DELANO MATHEW 56 CANAVAN CIRCLE NEEDHAM, MA 02492				23-28-0				39 WYNN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FELDMAN ANNE & DELANO MAT				11/15/2022	QS	703,000	35486-233				
LEARY KEVIN & ALISON				10/15/2020	QS	534,000	33362-300				
COLTER CARTER L & WILLO K				08/23/2018	F	100	31482-187				

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	%
944	11/15/2022	15	SALE REVIEW	703,000	07/13/2023	JMG	100	100
106	10/15/2020	15	SALE REVIEW	534,000	03/16/2021	JMG	100	100
213	11/21/2017	5	OTHER	850	06/14/2018	NF	100	100
	04/01/2009	7	ALTERATIONS		04/06/2010	JH	100	100
	04/30/2003	7	ALTERATIONS	14,825			100	100

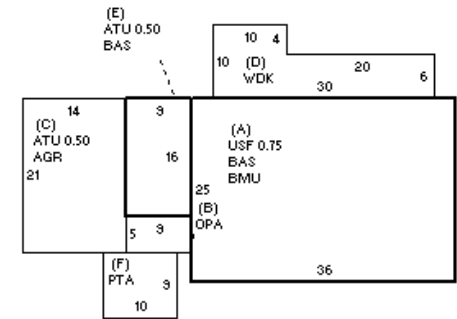
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,113	12	1.00	12E 1.00 A	252,080	2.80	A	1.00	R06	1.15	244,520

TOTAL	15,113 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	244,500	230,700			
St Ind	CANOE POND		BUILDING	471,300	445,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	715,800	675,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/28/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	7/13/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,699				
NET AREA	1,719	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		66.85	60,162	CONDITION ELEM	CD				
\$NLA(RCN)	\$334	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	675	1977	208.30	140,602	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	45		56.65	2,549	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	294		48.83	14,356	KITCHEN	G				
				FLOOR COVER	1	HARDWOOD	1.00	C	ATU	N	ATTIC UNF	147		60.50	8,894	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	220		44.41	9,771	HEAT/ELEC	G				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	BAS	L	BASE AREA	1,044	1977	296.04	309,068						
				FUEL SOURCE	1	OIL	1.00	E	ATU	N	ATTIC UNF	72		60.51	4,356						
													F	PTA	N	PATIO	90	20.72	1,865		
													F21	O	FPL 2S 1OP	1	11,501.10	11,501			
													ODS	O	OUTDOOR SHOWER	1	2,736.20	2,736			
													EFF.YR/AGE		1997 / 26						
													COND	18 18 %							
													FUNC	0							
													ECON	0							
													DEPR	18	% GD	82					
													RCNLD	\$471,300							