

Key: 6249

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.482

LEGAL

LAND

DETACHED

BUILDING

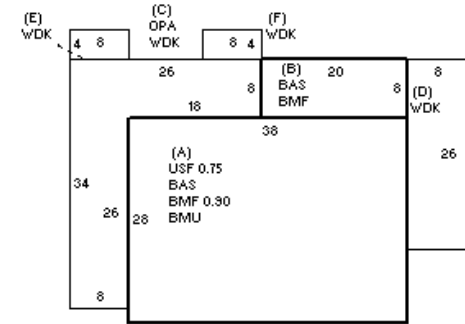
CURRENT OWNER										PARCEL ID				LOCATION			
BELL SHEILA M LIFE ESTATE 27 WILLOW AVENUE QUINCY, MA 02170										13-14-0				20 ZONA DRIVE			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
BELL SHEILA M LIFE ESTATE										06/20/2019	F	1 32102-37		1 32102-32			
BELL SHEILA M LIFE ESTATE										06/20/2019	A	1 32102-32		1 32102-32			
BELL SHEILA M										05/18/2015	QS	475,000		28873-174			

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	%
23-878	08/22/2023	7	ALTERATIONS	90,103	05/22/2024	TCK	80	90
23-804	07/31/2023	7	ALTERATIONS	17,700	05/22/2024	TCK	80	90
96	02/04/2022	77	SOLAR PANELS	53,716	03/21/2023	TCK	100	100
160	02/28/2020	10	INGROUND POO	50,000	12/22/2020	NF	100	100
		14	CYCLICAL GRO		11/02/2017	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12S	1.00	A	1.00	157,824	1.00	20	0.80	R02	0.90		218,410
300	A	0.003	12	1.00	12S	1.00	A	1.00	10,800	1.00	A	1.00	R02	0.90		30

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E T = kettle hole at rear of property	LAND	218,400	206,100			
St Ind	STURBRIDGE		BUILDING	680,000	580,700			
Infl	AVERAGE		DETACHED	26,000	25,700			
			OTHER	0	0			
				TOTAL	924,400	812,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 18X10	2012	180	20.77	3,400
IPV	A	1.00	01 1.00 18X36	2020	648	32.47	21,000
PTD	A	1.00	01 1.00 8X24	2020	192	8.55	1,600



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/2/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 BMF= FAM RM, BATH (PER PLANS7/29/2024)
 20 SOLAR PANELS

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	731,187		
NET AREA	2,022	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		66.46	70,711	CONDITION ELEM	CD		
\$NLA(RCN)	\$362	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,224	2001	290.13	355,120	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	798	2001	216.39	172,679	INTERIOR	V		
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	1,118		40.10	44,831	KITCHEN	V		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	688		46.14	31,744	BATHS	V		
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	416		58.85	24,482	HEAT/ELEC	A		
BATHROOMS	3	1.00		HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1		11,947.70	11,948					
FIXTURES	11	\$16,831		FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843					
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	1	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	2019 / 4		
																COND	4 4 %		
																FUNC	3 UC		
																ECON	0		
																DEPR	7	% GD	93
																RCNLD	\$680,000		