

Key: 632

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 654

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CRONICAN SEAN & NICOLE 211 MARSH STREET BELMONT, MA 02478				79-110-0				242 SEAWAY ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
CRONICAN SEAN & NICOLE				01/26/2023	QS	2,700,000	(232119)						
PETERSON MICHAEL & DEIDRE				05/01/2014	O	685,000	(203248)						
BASIL DONALE E SR & MARY				03/20/2014	F	1	(202929)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,818 6	1.00	A	1.00	A	1.00	1,468,640	5.70	A	1.00	BVG 6.70	1,309,390

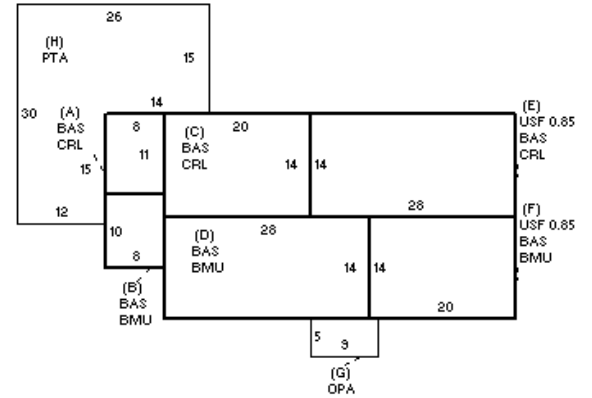
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
402	01/26/2023	16	MLS REVIEW	2,700,000	03/06/2024	JMG	100	100
1047	05/27/2015	5	OTHER	10,000	04/26/2016	WFF	100	100
1047	12/24/2014	1	NEW CONSTRUC	450,000	04/26/2016	WFF	100	100
1047	12/21/2014	1	NEW CONSTRUC		05/27/2015	MW	100	100
1003	12/04/2014	6	DEMO	15,000	05/27/2015	MW	100	100

LAND

TOTAL	6,818 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,309,400	958,800
St Ind	AVERAGE		BUILDING	1,201,300	695,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						2,510,700	1,654,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2016	WFF
MODEL	1		RESIDENTIAL	LIST	3/6/2024	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/6/2024	JMG
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

EXTRA KITCHEN SINK

G

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,320,126
NET AREA	2,083	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	88		68.86	6,060		
\$NLA(RCN)	\$634	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,512	2014	547.88	828,396		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	752		141.31	106,263		
				ROOF COVER	5	SLATE	1.00	C	CRL	N	BSMT CRAWL	280		68.87	19,283		
				FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	392		68.87	26,996		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	571	2014	421.22	240,517		
				HEATING/COOL	9	WARM/CL AIR	1.03	G	OPA	N	OPEN PORCH	45		113.40	5,103		
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	570		27.04	15,416		
									F22	O	FPL 2S 2OP	1		28,286.50	28,287		
									ODS	O	OUTDOOR SHOWER	1		5,477.20	5,477		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2014 / 9
																COND	9 9 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$1,201,300