

Key: **6977**

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 7.201

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
LEGVOLD ROBERT & GLORIA D TRUSTEES 11 FENWICK ROAD WINCHESTER, MA 01890		51-117-0	35 BEACHWOOD DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE
LEGVOLD ROBERT & GLORIA D		05/31/2016	F	29688-47
LEGVOLD ROBERT & GLORIA		12/07/1990	QS	220,000

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	%
NP		14	CYCLICAL GRO		03/16/2023	TCK	100	100
		18	OWNER REQUES		02/14/2023	JMG	100	100
		12	CYCLICAL NON		04/26/2007	JH	100	100

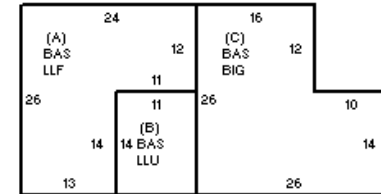
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	28,700	14	1.00	A	1.00	A	1.00	613,760	1.67	A	1.00	PF4	2.80		674,630

TOTAL	28,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	674,600	636,500
St Ind	AVERAGE					BUILDING	347,000	332,600
Infl	AVERAGE					DETACHED	1,500	1,500
						OTHER	0	0
TOTAL						1,023,100	970,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.80	70 0.30 6X8		48	18.35	300
PTD	L	0.80	50 0.50 8X10		80	8.28	300
DDK	A	1.00	50 0.50 8 X 18		144	12.50	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2023	JMG
MODEL	1		RESIDENTIAL	LIST	2/14/2023	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/3/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
NO STAIRS TO WATER

G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	495,779
NET AREA	1,650	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	470	1970	154.95	72,828		
\$NLA(RCN)	\$300	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,180	1970	287.66	339,442		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	154		108.18	16,660		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	556		55.14	30,656		
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00		F12	O	FPL 1S 2OP	2		10,732.35	21,465		
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00										
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03										
FIXTURES	10	\$14,729		FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	1	1.00															
% BSMT FIN	40	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$347,000
-------	-----------