

Key: 711

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 732

LEGALS

CURRENT OWNER				PARCEL ID			LOCATION			
FIORENTINO FRANK P & MARY C TRUSTEES SEA PINES NOMINEE TR 13 GERSHON WAY WINCHESTER, MA 01890				78-77-711			30 DUNEWARD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
				06/25/1998	QS	290,000	11525-270			
				07/21/1978	XX		2752-196			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
941	10/14/2021	7	ALTERATIONS	5,500	05/24/2022	TCK	100	100
826	10/20/2015	7	ALTERATIONS	900	05/02/2016	WFF	100	100
759	09/19/2014	7	ALTERATIONS	760	06/12/2015	MW	100	100
378	09/14/2009	7	ALTERATIONS	41,500	04/16/2010	JH	100	100
2	01/02/2001	7	ALTERATIONS	18,400	12/15/2008	SAM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	1,246,300	1,176,500
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	1,250,800	1,181,000

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1977	1	5,638.30	4,500

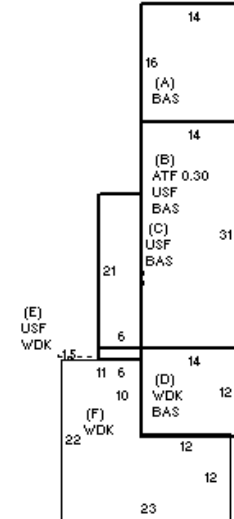


BLDG COMMENTS

ATF=1BED/1FBATH

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2008	SAM
MODEL	10		CONDO RES	LIST	12/15/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,651	DETAIL ADJ	3.577
\$NLA(RCN)	\$878	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHS	3	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	3.9	1.00	
FIXTURES	9	\$11,700	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	42	05-DUNEWARD	1.15
VIEW/LOC	6	VIEW/PROX	1.40
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	952	1977	877.66	835,537
+	USF	L	UPPER STORY	569	1977	877.67	499,392
B	ATF	L	ATTIC FIN	130	1977	616.58	80,156
+	WDK	N	WOOD DECK	563		33.90	19,086

TOTAL RCN	1,449,171	
CONDITION ELEM		CD
INTERIOR		A
KITCHEN		A
BATHS		A
EXTERIOR		A
EFF.YR/AGE	1978 / 45	
COND	14 14 %	
FUNC	0	
ECON	0	
DEPR	14 % GD 86	
RCNLD	\$1,246,300	