

Key: 713

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 734

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SMAGLIA ROBERT A TRUSTEE ROBERT A SMAGLIA LIVING TRUST 26 DUNEWARD LANE BREWSTER, MA 02631				78-77-713				26 DUNEWARD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMAGLIA ROBERT A TRUSTEE				03/16/2023	F	1	35682-172				
SMAGLIA ROBERT A & ANNE E				05/15/2007	U	900,000	22024-83				
RICCARDI JOHN & EILEEN				11/05/1999	QS	352,000	12650-109				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
939	10/14/2021	7	ALTERATIONS	5,500	05/24/2022	TCK	100	100
827	10/22/2015	7	ALTERATIONS	950	05/02/2016	WFF	100	100
372	09/14/2009	7	ALTERATIONS	25,500	04/16/2010	JH	100	100
672	12/23/2008	7	ALTERATIONS	46,000	01/05/2011	MR	100	100
10	01/08/2008	7	ALTERATIONS	46,000	01/05/2011	MR	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
		N	UNOBSTRUCTED WATERVIEWS			LAND	0	0
		O				BUILDING	1,224,100	1,155,400
		T				DETACHED	4,500	4,500
		E				OTHER	0	0
						TOTAL	1,228,600	1,159,900

DETACHED

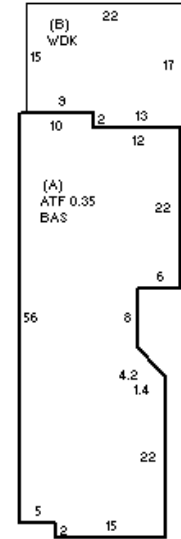
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1978	1	5,638.30	4,500



BLDG COMMENTS
12/08-UNIT GUTTED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2008	SAM
MODEL	10		CONDO RES	LIST	12/18/2008	EST
STYLE	3	1.00	DUPLEX [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,531	DETAIL ADJ	3.833
\$NLA(RCN)	\$888	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	3.3	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	42	05-DUNEWARD	1.15
VIEW/LOC	8	VIEW/PROX	1.50
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,134	1978	946.21	1,072,999
A	ATF	L	ATTIC FIN	397	1978	664.74	263,901
B	WDK	N	WOOD DECK	356		33.90	12,068

TOTAL RCN	1,360,068
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1990 / 33
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,224,100