

Key: 716

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 737

LEGALS

CURRENT OWNER				PARCEL ID		LOCATION			
CORCORAN JOSEPH J & GAYLE M 141 GERALD ROAD MILTON, MA 02186				78-77-716		24 DUNEWARD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
CORCORAN JOSEPH J & GAYLE				05/01/2013	A	1 27340-91			
CORCORAN ROSEMARIE				12/15/1992	A	1 8357-034			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
938	10/14/2021	7	ALTERATIONS	5,500	05/24/2022	TCK	100	100
62	03/05/2009	7	ALTERATIONS	37,500	04/16/2010	JH	100	100
118	03/30/2005	2	ADD	160,000	12/18/2008	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
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	1,663,400	1,532,100			
Infl			DETACHED	4,500	4,500			
			OTHER	0	0			
						TOTAL	1,667,900	1,536,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGR	A	1.00	20 0.80	1CD-EXCLSV U	1977	1	5,638.30	4,500
								05/24/2022



BLDG COMMENTS		
MEASURE	12/15/2008	SAM
LIST	12/15/2008	EST
REVIEW	6/18/2024	JMG
ATF=1BED/1FBATH (EST)		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2008	SAM
MODEL	10		CONDO RES			
STYLE	1	1.00	TOWN HOUSE [100%]	LIST	12/15/2008	EST
QUALITY	A	1.00	AVG [100%]	REVIEW	6/18/2024	JMG
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,689	DETAIL ADJ	4.627
\$NLA(RCN)	\$1,119	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,890,193
COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	952	1977	1,132.99	1,078,608		
STYLE	45	05-SEAPINES	1.25	+	USF	L	UPPER STORY	569	1977	1,132.99	644,672		
VIEW/LOC	11	VIEW/SEAPINES	1.65	+	ATF	L	ATTIC FIN	168	2005	795.96	133,721		
HVAC	8	HEAT PUMP	1.02	+	WDK	N	WOOD DECK	500		33.90	16,950		
END/MIDDLE	1	END	1.00	G	OPA	N	OPEN PORCH	30		41.40	1,242		

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	A
EXTERIOR	A

EFF.YR/AGE	1984 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,663,400

