

Key: 7171

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.400

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LATINA MARK A & SALLY O TRUSTEES/LATINA INVESTMENT TR 160 COLONIAL AVENUE NORTH ANDOVER, MA 01845				72-1-0				491 CROWELLS BOG ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LATINA MARK A & SALLY O				05/27/2009	F	100 23738-145		100 20830-295			
LATINA MARK A & SALLY O				03/17/2006	A	100 20830-295		100 20830-295			
SULLIVAN CHRISTINE TRUST				10/21/2003	G	783,000 17822-073		100 20830-295			

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 %
1029	11/18/2019	77	SOLAR PANELS	8,820	07/10/2020	TCK	100 100
1078	12/19/2018	7	ALTERATIONS	41,000	07/10/2020	TCK	100 100
641	08/21/2017	7	ALTERATIONS	4,500	05/29/2018	NF	100 100
721	08/05/2016	7	ALTERATIONS	500	03/22/2017	NF	100 100
382	04/29/2016	1	NEW CONSTRUC	29,000	03/22/2017	NF	100 100

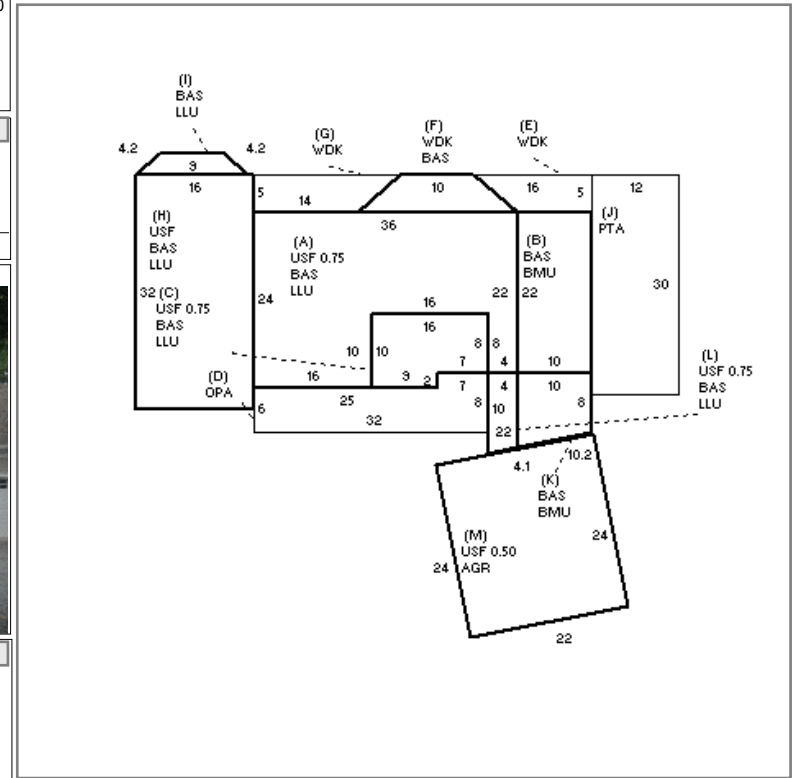
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	13F	1.00	A	1.00	767,200	1.00	A	1.00
300	A	0.083	13	1.00	13F	1.00	A	1.00	42,000	1.00	A	1.00
TOTAL												1,061,720
TOTAL												3,490

TOTAL	1.460 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	1,065,200	1,004,900			
St Ind	CROWELL'S BOG		BUILDING	1,021,600	964,700			
Infl	AVERAGE		DETACHED	16,300	16,200			
			OTHER	0	0			
TOTAL						2,103,100	1,985,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X16		192	20.77	2,000
PTD	G	1.20	10 0.90 10X10		100	12.42	1,100
DGF	G	1.20	10 0.90 16X24	2016	384	38.16	13,200



BLDG COMMENTS
INFO AT DOOR (7/10/20)
14 SOLAR PANELS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2009	JH
MODEL	1		RESIDENTIAL	LIST	7/10/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	8/3/2020	ER
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,261	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,432		95.17	136,291
\$NLA(RCN)	\$326	OVERALL	0.990	EXT COVER	1	WD SHINGLE	1.00	+	A	L	BASE AREA	696	1967	292.25	203,403
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,175	2008	203.49	239,097
STORIES	1.75	1.00	ROOF COVER	2	WD SHINGLE	1.01	+	BMU	N	BSMT UNFINISHED	310		84.31	26,137	
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	220	1967	292.25	64,294	
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	206		63.06	12,991	
BATHROOMS	4	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	230		49.44	11,372	
FIXTURES	12	\$20,077	FUEL SOURCE	2	GAS	1.00	+	J	PTA	N	PATIO	360		17.04	6,136
GARAGE SPACES	2	1.00					+	K	BAS	L	BASE AREA	90	2008	292.25	26,302
% BSMT FIN	0	1.00					+	M	AGR	N	ATT GARAGE	528		48.92	25,832
# 1/2 BATHS	0	1.00					+	M	USF	L	UPPER STORY FIN	264	2018	203.49	53,721
# OF UNITS	1	1.00													

TOTAL RCN	1,064,126
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,021,600