

Key: 7351

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.581

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEROSE DANIEL M PO BOX 355 WATERTOWN, MA 02471				73-24-0				15 MARION LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEROSE DANIEL M				10/20/2017	QS	369,000	30842-170				
MASTRO DANIEL C & MARCIA				08/30/2012	F	1 26631-172					
MASTRO DANIEL C				03/05/1979	XX	2880-287					

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	%
795	11/06/2020	3	OUT BUILDING	1,200	12/23/2020	NF	100	100
633	07/27/2018	2	ADD	5,000	07/23/2019	TCK	100	100
17	01/10/2018	7	ALTERATIONS	2,048	07/23/2019	TCK	100	100
	10/20/2017	16	MLS REVIEW	369,000	08/01/2018	JMG	100	100
697	08/23/2013	7	ALTERATIONS	400	08/20/2014	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	15 1.00	A 1.00	A 1.00	328,800	2.66	A 1.00	R04	1.50		321,800

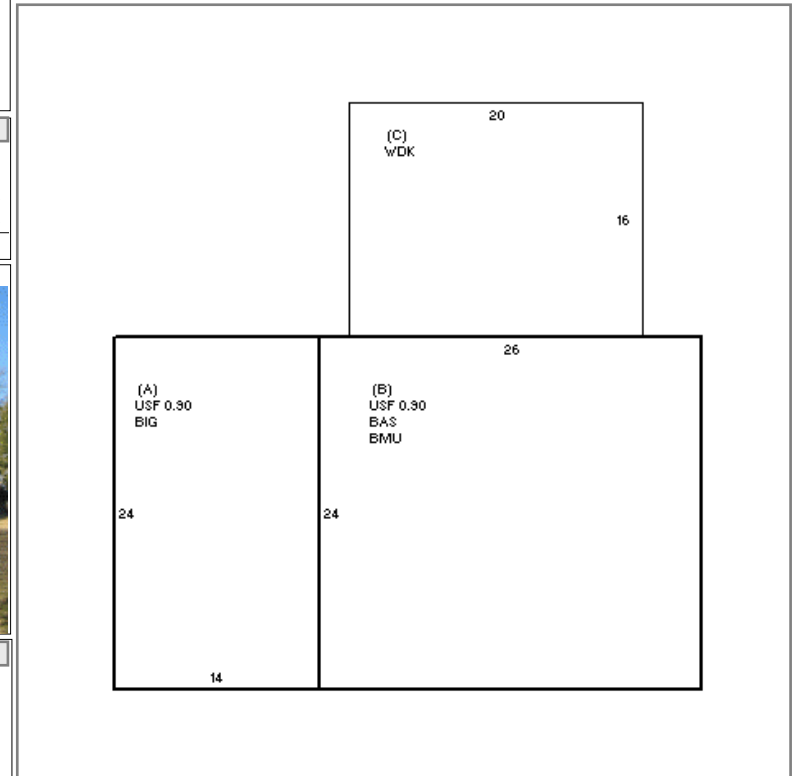
TOTAL	15,987 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E  Address changed to 15 Marion Lane per FD 8/26/02. Previous was 887 Crowells Bog Road	LAND	321,800	303,600			
St Ind	AVERAGE		BUILDING	313,600	296,200			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>637,500</b>	<b>601,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	8X12	2020	96	22.01	2,100



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	336		57.44	19,302
\$NLA(RCN)	\$305	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	864	1971	192.89	166,657
				ROOF SHAPE	3	GAMBREL	1.00	B	BMU	N	BSMT UNFINISHED	624		66.04	41,211
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	624	1971	308.32	192,393
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	320		41.55	13,297
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,760.10	10,760
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560
				FUEL SOURCE	1	OIL	1.00								



CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,268
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	454,447	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$313,600	