

Key: 754

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 775

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
WIESEL ROBERT C 70 HOPE AVENUE APT 514 WALTHAM, MA 02453						78-77-754				241 SEA PINES DRIVE			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
WIESEL ROBERT C						07/23/2014	F	334,555	28281-94				
WIESEL ROBERT C & LYNNE L						08/08/2003	QS	850,000	17429-253				
COVINO LORRAINE & COVINO						07/20/1998	QS	389,000	11582-192				

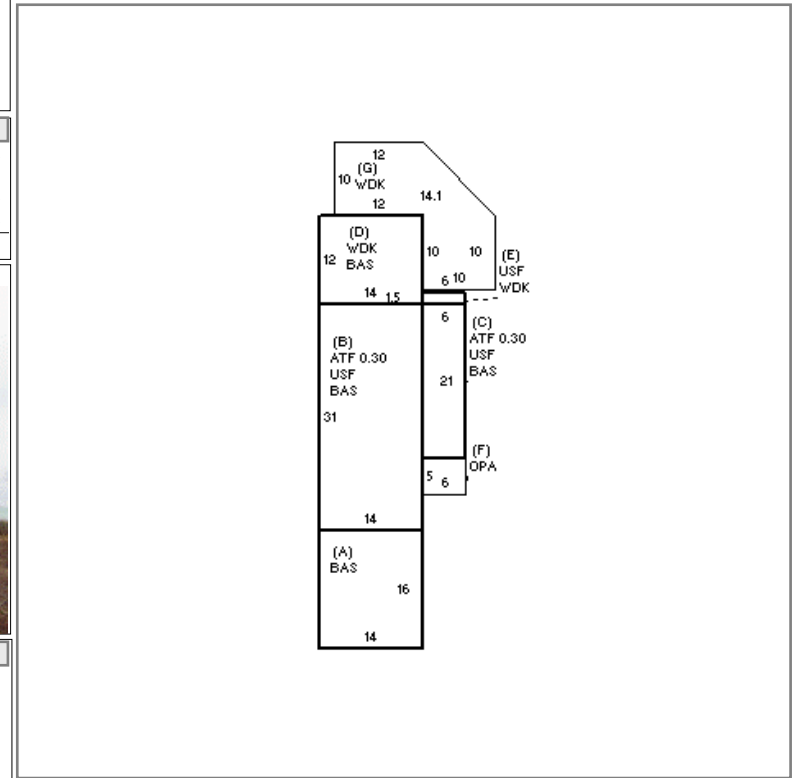
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
730	09/27/2022	7	ALTERATIONS	20,000	03/14/2023	TCK	100	100
861	10/28/2015	7	ALTERATIONS	700	04/29/2016	WFF	100	100
64	03/05/2009	7	ALTERATIONS	37,500	04/16/2010	JH	100	100
577	09/26/2003	2	ADD	64,000	08/18/2004	WH	100	100

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind						BUILDING	1,662,900	1,524,200
Infl						DETACHED	4,500	4,500
						OTHER	0	0
						<b>TOTAL</b>	<b>1,667,400</b>	<b>1,528,700</b>

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  
 ODS=XTRA FIX  
 ATF=1BED/1FBATH (EST)



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	6/18/2024	JMG
QUALITY	A	1.00	AVG [100%]			
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
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	10	\$13,000	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	45	05-SEAPINES	1.25
VIEW/LOC	11	VIEW/SEAPINES	1.65
HVAC	8	HEAT PUMP	1.02
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	952	1977	1,132.99	1,078,608
+	USF	L	UPPER STORY	569	1977	1,132.99	644,672
+	ATF	L	ATTIC FIN	168	2003	795.96	133,721
+	WDK	N	WOOD DECK	447		33.90	15,153
F	OPA	N	OPEN PORCH	30		41.40	1,242

TOTAL RCN	1,889,696	
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	\$1,662,900	