

Key: 761

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 782

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
SPIEGELMAN BRUCE & LOFFREDO SUSAN 271 WABAN AVENUE NEWTON, MA 02468						78-77-761				263 SEA PINES DRIVE			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						SPIEGELMAN BRUCE & GUERETTE WILMA TRUSTEE				08/31/2015	QS	1,150,000	29105-89
				KING VIRGINIA H TRUSTEE				12/17/2004	QS	1,000,000	19355-173		
								08/10/1994	A	100	9316-338		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
734	09/27/2022	7	ALTERATIONS	20,000	03/14/2023	TCK	100	100
1041	12/07/2018	7	ALTERATIONS	85,000	07/17/2020	MR	100	100
813	09/20/2018	7	ALTERATIONS	3,000	07/02/2019	NF	100	100
31	01/12/2017	7	ALTERATIONS	9,600	04/19/2018	NF	100	100
1037	11/08/2016	7	ALTERATIONS	160,000	04/19/2018	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

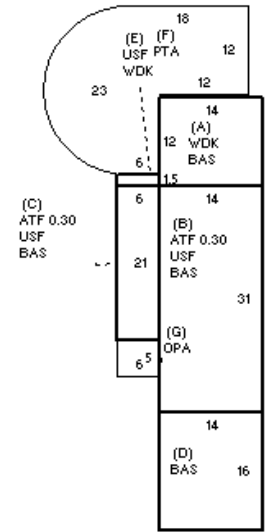
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	1,848,700	1,702,800
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	1,853,200	1,707,300

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



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2008	SAM
MODEL	10		CONDO RES	LIST	4/24/2017	NF
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
ODS= XTRA FIX ATF=1BED/1FBATH



YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,886,425
NET AREA	1,689	DETAIL ADJ	4.627	COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	952	1977	1,132.99	1,078,608	CONDITION ELEM	CD
\$NLA(RCN)	\$1,117	OVERALL	1.000	STYLE	45	05-SEAPINES	1.25	+	USF	L	UPPER STORY	569	1977	1,132.99	644,672	INTERIOR	E
				VIEW/LOC	11	VIEW/SEAPINES	1.65	+	ATF	L	ATTIC FIN	168	1998	795.96	133,721	KITCHEN	V
				HVAC	8	HEAT PUMP	1.02	+	WDK	N	WOOD DECK	177		33.90	6,000	BATHS	G
				END/MIDDLE	1	END	1.00	F	PTA	N	PATIO	456		12.90	5,882	EXTERIOR	A
								G	OPA	N	OPEN PORCH	30		41.40	1,242		

EFF.YR/AGE	2015 / 8
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$1,848,700