

Key: 764

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 785

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
BUONFIGLIO PAUL L III & STACEY A 20 WING ROAD LYNNFIELD, MA 01940		78-77-764		271 SEA PINES DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BUONFIGLIO PAUL L III & S CHOULIAN M LOUISE		01/22/2019	H	789,000	31792-319	
		01/05/1993	QS	267,500	8392-341	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
735	09/22/2022	7	ALTERATIONS	20,000	03/14/2023	TCK	100	100
849	11/24/2020	7	ALTERATIONS	20,000	12/10/2020	NF	100	100
600	09/10/2020	7	ALTERATIONS	125,000	05/24/2022	TCK	100	100
379	09/14/2009	7	ALTERATIONS	41,500	04/16/2010	JH	100	100
550	10/20/1998	7	ALTERATIONS	14,200			100	100

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

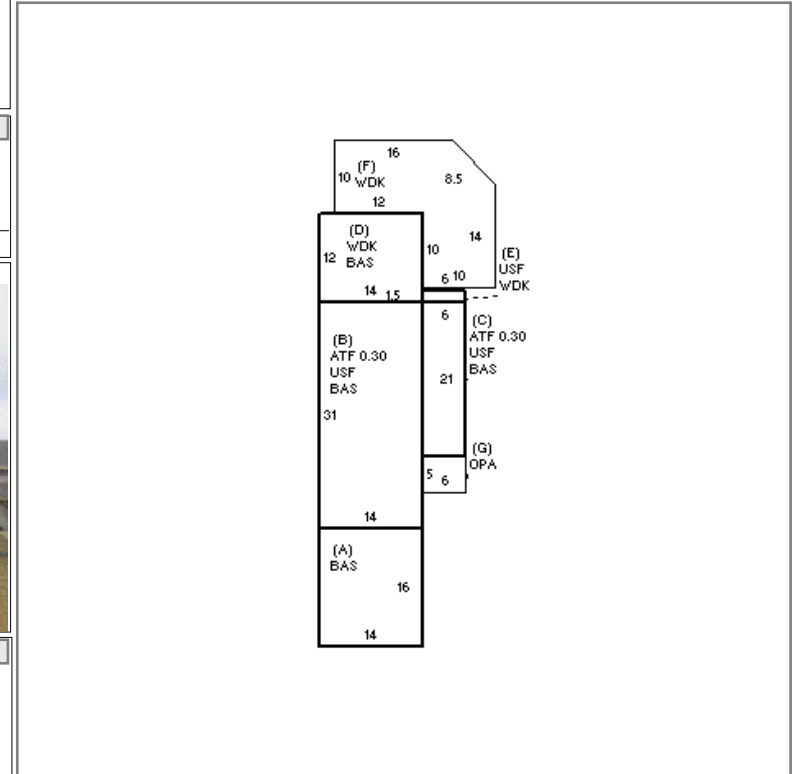
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind						BUILDING	1,815,100	1,681,600
Infl						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	1,819,600	1,686,100

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



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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,890,781
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)	\$1,119	OVERALL	1.000	STYLE	45	05-SEAPINES	1.25	+	USF	L	UPPER STORY	569	1977	1,132.99	644,672	INTERIOR	V
				VIEW/LOC	12	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	479		33.90	16,238	BATHS	G
				END/MIDDLE	1	END	1.00	G	OPA	N	OPEN PORCH	30		41.40	1,242	EXTERIOR	A
																EFF.YR/AGE	2009 / 14
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$1,815,100