

Key: 8114

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.332

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WIEJKUS STEVEN & MCNULTY CAROL A 20 HODGES AVENUE QUINCY, MA 02171		144-24-0		141 TIMBERLANE DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WIEJKUS STEVEN & MCNULTY		05/13/2022	QS	659,000	35119-12
GILMAN SARAH P & ESTES BR		01/10/2022	A	1 34817-270	
LEBRECQUE ROBERT SUCCESSO		06/15/2015	F	1 28938-334	


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 %
957	05/13/2022	16	MLS REVIEW	659,000	05/16/2023	JMG	100 100
690	12/14/2012	7	ALTERATIONS	50,000	08/19/2014	RJM	100 100
690	09/11/2012	7	ALTERATIONS	5,000	02/05/2013	MR	100 100
386	07/03/2001	2	ADD	9,000	06/17/2002	LB	100 100
690	11/09/2000	3	OUT BUILDING	2,121	06/17/2002	LB	100 100

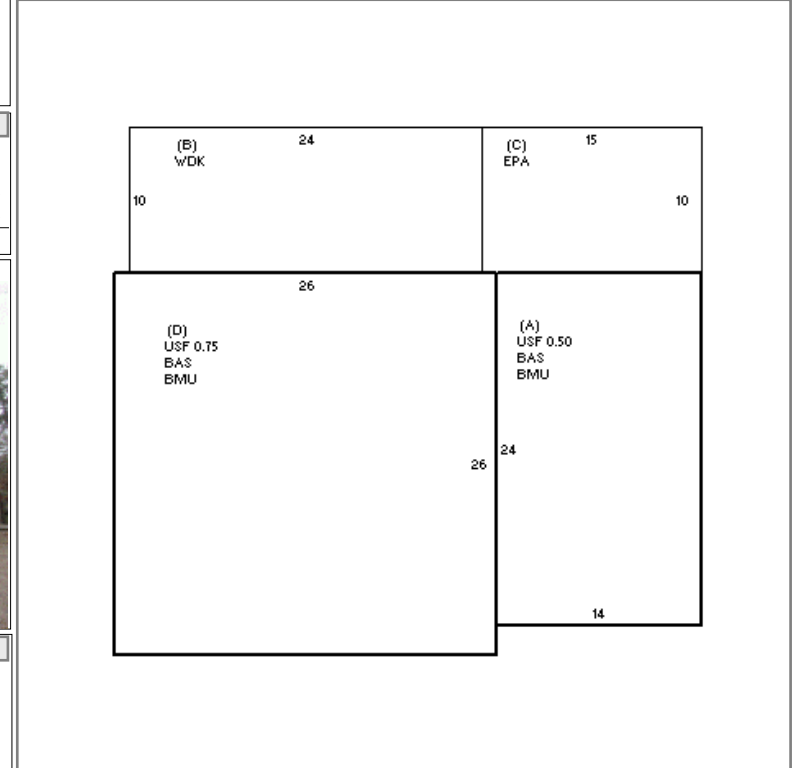
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,832	13	1.00	13H 1.00 A	1.00	252,080	2.14	A	1.00	R05 1.15	258,400

TOTAL	20,832 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	258,400	243,800
St Ind	TIMBERLANE		BUILDING	385,900	369,100			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
						TOTAL	645,600	614,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/15/2021
SHF	A	1.00	50 0.50	12 X 10	2001	120	21.39	1,300	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2021	TCK
MODEL	1		RESIDENTIAL	LIST	3/19/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/17/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	494,799		
NET AREA	1,687	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,012		57.59	58,284	CONDITION ELEM	CD		
\$NLA(RCN)	\$293	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,012	1974	266.52	269,714	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	675	1974	187.52	126,579	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	240		39.98	9,596	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	150		82.11	12,317	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	HEAT/ELEC	G		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$385,900

G