

Key: 834

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 855

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEDDY MARTHA T 2 HANCOCK STREET APT 908 QUINCY, MA 02171				91-29-0				169 ELLIS LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEDDY MARTHA T				05/16/1995	XX		PROB-0528				

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	%
912	12/18/2020	7	ALTERATIONS	9,200	12/03/2020	NF	100	100
228	04/29/1997	5	OTHER	5,000			100	100
573	11/06/1996	2	ADD	70,000	03/03/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,100 6	1.00	A	1.00	A	1.00	1,139,840	2.65	A	1.00	BG+ 5.20	1,116,630

TOTAL	16,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,116,600	1,053,500
St Ind	AVERAGE		LAND	450,900	431,000			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	0
					TOTAL	1,567,500	1,484,500	

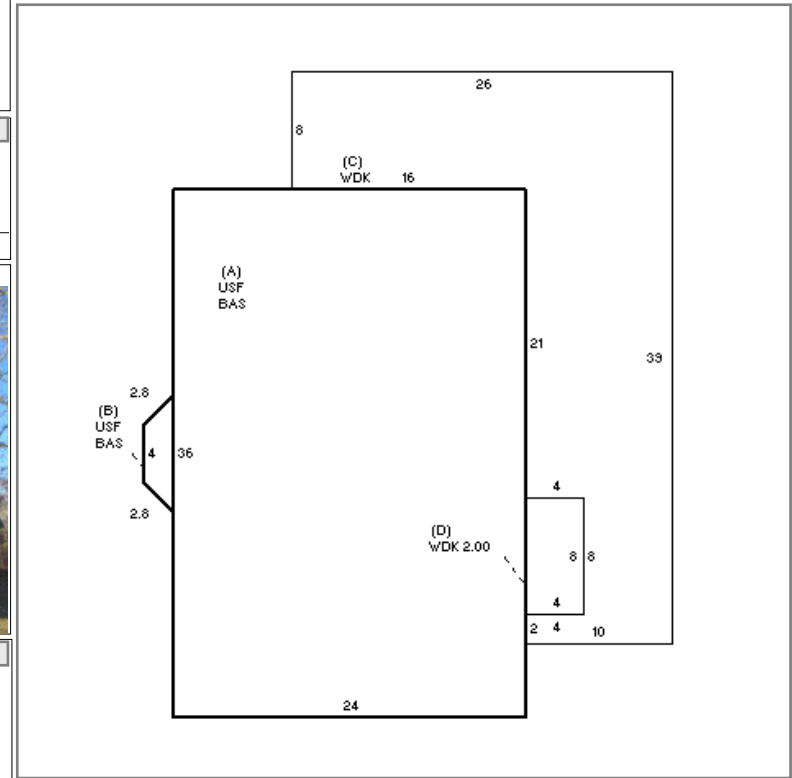
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/3/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/12/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,752	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$9,360	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	876	1998	331.30	290,215
+	USF	L	UPPER STORY FIN	876	1998	218.37	191,288
+	WDK	N	WOOD DECK	550		47.04	25,872
	BMU	N	BSMT UNFINISHED	225		80.22	18,049
	F21	O	FPL 2S 1OP	1		12,181.20	12,181
	ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898

TOTAL RCN	549,864
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$450,900