

Key: 873

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 904

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FOTIADIS LEMONIA 34 REDWING ROAD WELLESLEY, MA 02457				79-132-0				189 SEAWAY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOTIADIS LEMONIA				04/01/2010	H	335,000	(191041)				
WYMAN GWENDOLYN A				06/24/1999	ML		(DOC# 770,315)				
WYMAN GWENDOLYN A &				06/04/1990	A	100	(120676)				

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	%
177	04/26/2010	14	CYCLICAL GRO		11/20/2020	NF	100	100
NP		7	ALTERATIONS	1,400	03/01/2012	MR	100	100
		12	CYCLICAL NON		10/15/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,400 6	1.00	A	1.00	A	1.00	964,480	7.09	A	1.00	BG- 4.40	848,150

TOTAL	5,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	848,200	800,200			
St Ind	AVERAGE		BUILDING	190,000	179,500			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,039,300</b>	<b>980,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 7X9		63	22.01	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/15/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/8/2021	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	968	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	968		54.69	52,943
\$NLA(RCN)	\$327	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	968	1951	246.79	238,889
				ROOF SHAPE	1	GABLE	1.00	B	CPA	N	CAR PORT	216		15.03	3,247
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	424		11.79	4,999
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 10P	1			7,079.50	7,080
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1			2,238.70	2,239
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	316,627
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1951 / 72
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$190,000

