Key: 876

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 907

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LENO MARILYN W TRUSTEE &	90-31-0	46 SCHOONER WAY
LENO MATTHEW W TRUSTEE		
12 MYSTIC ROAD		
MARBLEHEAD, MA 01945		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LENO MARILYN W TRUSTEE &	01/13/2021	J	1	33678-83
LENO MARILYN W & LENO MAT	06/27/2005	F	1	19979-015
LENO MARILYN W & MORRIS	01/24/2001	J	1	13507-066

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	%
378	05/08/2012	5	OTHER	2,500	02/01/2013	MR	100	100
710	12/06/2011	2	ADD	130,000	02/01/2013	MR	100	100
NP		12	CYCLICAL NON		10/16/2007	REO	100	100
103	03/11/2004	5	OTHER	5,000	08/02/2004	WH	100	100
677	11/05/2003	6	DEMO	15,000	08/02/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	6 1.00	A 1.00	A 1.00	964,480	2.72	A 1.00	BG- 4.40			939,820

TOTAL	15,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	Combined w/M7 Parcel 85 for F/Y06 due to special permit #03-01 -- now Lot 34 & 35 on Plan Book 53/3 are one Parcel		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	939,800	886,700
BUILDING	890,700	851,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,830,500**	**1,737,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/24/2020	NF
LIST	11/1/2007	JH
REVIEW	1/11/2021	MR

YEAR BLT	2004	SIZE ADJ	0.980
NET AREA	3,292	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	12	$21,294
GARAGE SPACES	1	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,666		68.43	114,000
+	BAS	L	BASE AREA	1,332	2004	316.55	421,648
A	USF	L	UPPER STORY FIN	1,292	2004	205.78	265,869
B	WDK	N	WOOD DECK	170		52.44	8,914
C	PTA	N	PATIO	216		19.14	4,135
D	BAS	L	BASE AREA	334	2012	316.55	105,729
D	USF	L	UPPER STORY FIN	334	2012	205.78	68,731
E	OPA	N	OPEN PORCH	40		66.89	2,675
	BMG	O	BSMT GARAGE	1		5,948.80	5,949
	F21	O	FPL 2S 1OP	1		13,579.00	13,579
	ODS	O	OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,035,755

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2006 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$890,700