Key: 996

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.106

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DORAN ROBERT & NIDITCH SUSAN R 169 TRIANGLE STREET AMHERST, MA 01002	102-63-996	123 LINNELL LANDING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DORAN ROBERT & NIDITCH SU	07/06/1999	QS	242,500	12391-022
E M HELIDES JR INC TRUST	09/14/1995	F		9840-306
HERMANSON MARIANNE NIKI	10/31/1994	L	107,000	9426-067

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

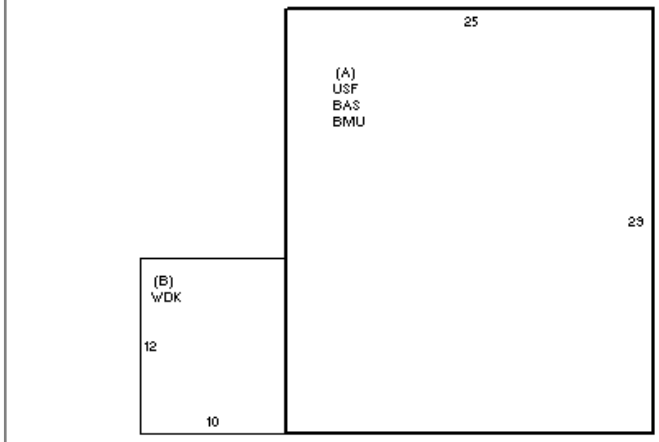
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
715	08/16/2018	7	ALTERATIONS	14,000	07/29/2019	NF	100	100
698	09/05/2014	7	ALTERATIONS	5,200	06/22/2015	MW	100	100
96	03/14/2011	7	ALTERATIONS	6,250	03/01/2012	MR	100	100
5	01/07/2010	7	ALTERATIONS	3,800	04/29/2010	JH	100	100
519	12/14/2009	7	ALTERATIONS	20,000	04/29/2010	JH	100	100

LAND

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
Nbhd		NOTE			
St Ind					
Infl					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	810,900	765,400
DETACHED	0	0
OTHER	0	0
TOTAL	**810,900**	**765,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/29/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO RES
STYLE	2	1.00	STAND ALONE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	N/A [100%]

MEASURE	2/12/2008	JH
LIST	2/12/2008	EST
REVIEW	8/6/2019	EMZ

BLDG COMMENTS

OITDOOR SHOWER=1 FIX

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,450	DETAIL ADJ	2.550
$NLA(RCN)	$666	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHS	1	1.00
HALF BATHS	0	1.00
FIREPLACES	1	$3,300
% COMMON OWNER	60	1.00
FIXTURES	4	$5,200

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	10	TERN	2.55
STYLE	72	10-TERN	1.00
VIEW/LOC	1	NONE	1.00
HVAC	2	HOT WATER	1.00
END/MIDDLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	725		47.60	34,510
A	BAS	L	BASE AREA	725	1960	633.30	459,142
A	USF	L	UPPER STORY	725	1960	633.30	459,142
B	WDK	N	WOOD DECK	120		33.90	4,068

TOTAL RCN	965,362

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	G

EFF.YR/AGE	1972 / 51		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$810,900