

Key: 1244

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.354

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
TRACY CARL & SCHREIBER DEBORAH 31 DAVID STREET HOLLISTON, MA 01746										101-73-0				26 PURITAN DRIVE			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
TRACY CARL & JOYCE TIMOTHY J										08/15/2014	QS	320,000		28327-110			
JOYCE TIMOTHY J & CATHERI										07/31/1995	H	23,000		9776-292			
										01/11/1985	XX	85,000		4381-066			

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	%
62		14	CYCLICAL GRO		12/23/2020	TCK	100	100
294	01/26/2015	7	ALTERATIONS	9,000	04/18/2016	WFF	100	100
133	04/14/2014	7	ALTERATIONS	7,000	06/04/2015	MW	100	100
	02/26/2014	7	ALTERATIONS	13,700	06/04/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,244	13	1.00	13K	1.00	A	1.00	252,080	2.77	A	1.00	R04	1.15		244,660

TOTAL	15,244 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	244,700	230,800			
St Ind	FOX MEADOW		BUILDING	389,200	372,300			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
			TOTAL	635,900	605,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10	2015	100	22.01	2,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/23/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,732	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,060		56.46	59,851
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,060	1982	261.29	276,967
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	672	1982	183.85	123,546
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	275		39.20	10,780
				FLOOR COVER	2	SOFTWOOD	1.00	C	BMF	N	BSMT FINISH	388		40.34	15,650
				INT FINISH	2	DRYWALL	1.00		F22	O	FPL 2S 2OP	1		12,472.00	12,472
				HEATING/COOL	5	ELECTRIC BB	1.00		MST	O	MAS/METAL STACK	1		5,027.00	5,027
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	512,093
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$389,200

