

Key: 17

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 13

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HARRISON TRACY M TRUSTEE TRACY M HARRISON REVOCABLE TRUST 14 CLAFLIN ROAD BROOKLINE, MA 02445		37-9-17	425 PAINES CREEK ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HARRISON TRACY M TRUSTEE		06/26/2023	F	100	35859-271	
HARRISON TRACY		09/15/2016	U	315,000	29934-106	
FERRAGUTO PAIGE E		12/30/1998	A	7,780	11956-265	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
320	04/13/2022	7	ALTERATIONS	6,000	02/22/2023	TCK	100	100
154	02/27/2017	7	ALTERATIONS	10,000	04/11/2018	NF	100	100
351	06/23/1997	2	ADD	2,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

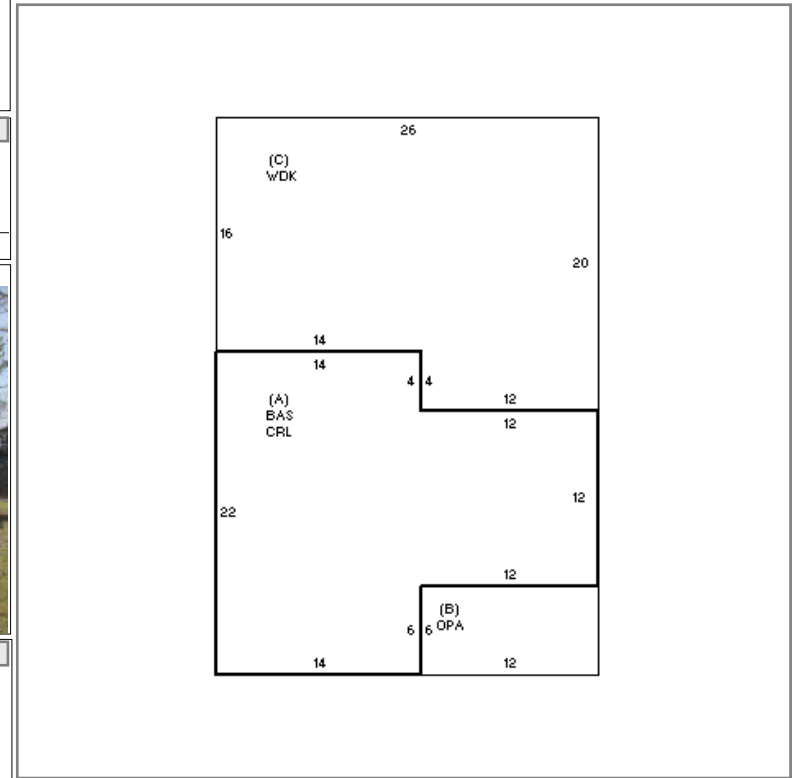
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	367,700	347,100
						DETACHED	0	0
						OTHER	0	0
						TOTAL	367,700	347,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING D
OUTDOOR SHOWER



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	10		CONDO RES	LIST	3/15/2018	EST
STYLE	3	1.00	DUPLEX [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	452	DETAIL ADJ	2.979	COMPLEX	7	GULL COLONY	2.95	A	CRL	N	CRAWL	452		17.60	7,955
\$NLA(RCN)	\$968	OVERALL	1.000	STYLE	26	07-GULL	1.00	A	BAS	L	BASE AREA	452	1960	897.90	405,852
				VIEW/LOC	1	NONE	1.00	B	OPA	N	OPEN PORCH	72		41.40	2,981
				HVAC	14	ELEC BB+AC	1.01	C	WDK	N	WOOD DECK	464		33.90	15,730
				END/MIDDLE	1	END	1.00								

TOTAL RCN	437,718
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1972 / 51
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$367,700