

Key: 2017

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.170

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RUNCI EDWARD J & AUSTIN-RUNCI SALLY T 631 LOWER ROAD BREWSTER, MA 02631				57-1-0				631 LOWER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUNCI EDWARD J & GRAY MARIAN T TRUSTEE				08/21/2014	A	240,000	28336-189				
				03/21/1995	F	100	9594-316				

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	%
24-38	02/01/2024	77	SOLAR PANELS	33,544				0
23-1064	11/01/2023	3	OUT BUILDING	3,500	05/07/2024	NF	100	100
324	04/19/2018	7	ALTERATIONS	25,000	07/08/2020	NF	100	100
654	07/19/2016	7	ALTERATIONS	5,000	04/17/2018	NF	100	100
700	09/15/2015	1	NEW CONSTRUC	350,000	02/23/2017	NF	100	100

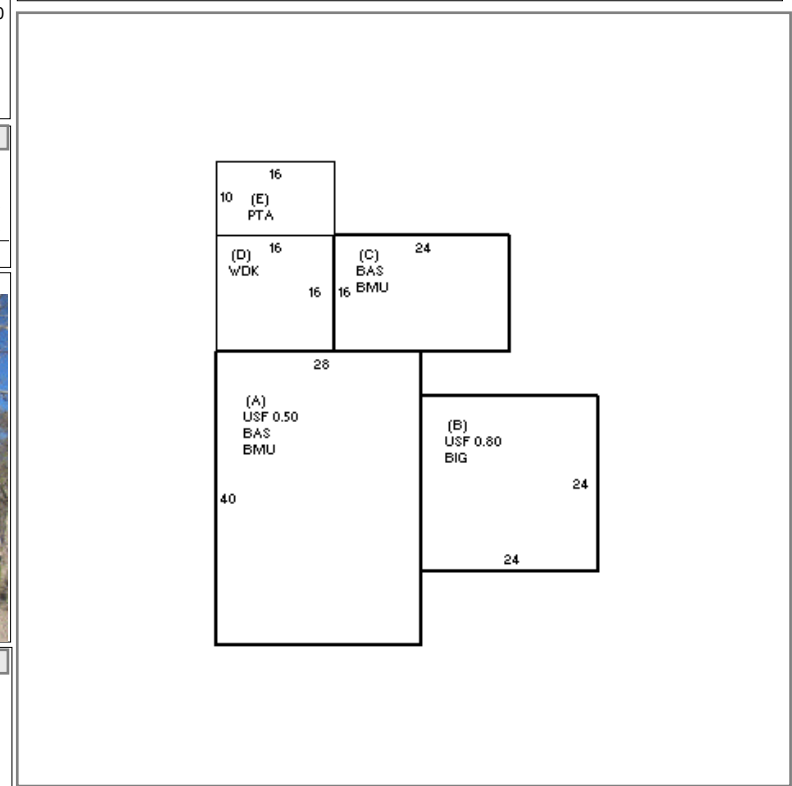
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	11	1.00	A	1.00	A	1.00	372,640	1.00	A	1.00	R07	1.70		515,690
300	A	1,213	11	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	R07	1.70		24,750

TOTAL	2.590 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11		NOTE				LAND	540,400	509,800
St Ind	AVERAGE			LAND BUILDING	777,200	739,500	DETACHED	0	0
Infl	AVERAGE			OTHER	0	0	TOTAL	1,317,600	1,249,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETAILED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2017	NF
MODEL	1		RESIDENTIAL	LIST	7/3/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/7/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	835,732
NET AREA	2,525	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,504		64.40	96,855	CONDITION ELEM	CD
\$NLA(RCN)	\$331	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,504	2015	295.59	444,574	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,021	2018	215.78	220,313	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	576		59.55	34,299	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	256		47.97	12,279	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	160		18.48	2,958	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	GFP	O	O	GAS FIREPLACE	1		3,825.10	3,825		
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,955.10	2,955		

EFF.YR/AGE	2016 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$777,200