

Key: 493

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 511

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION												
PURPURA MICHAEL & NANCY L TRUSTEES SUNSET REALTY TRUST 618 BELKNAP ROAD FRAMINGHAM, MA 01701		69-56-0		31 STUART STREET												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
PURPURA MICHAEL & NANCY L		03/06/2023	F	1 (232407)												
PURPURA MICHAEL & NANCY		10/14/1981	XX	77,500 (87083)												
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,380	5	1.00	A	1.00	A	1.00	767,200	2.18	A	1.00	BAV	3.50		782,780

LAND

TOTAL	20,380 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	782,800	738,500
St Ind	AVERAGE					BUILDING	999,500	944,100
Infl	AVERAGE					DETACHED	3,700	3,600
						OTHER	0	0
<b>TOTAL</b>							<b>1,786,000</b>	<b>1,686,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90	2007	1	4,058.10	3,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/27/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/4/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	2007	SIZE ADJ	0.970
NET AREA	3,917	DETAIL ADJ	1.000
\$NLA(RCN)	\$290	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		14	\$22,932
GARAGE SPACES		2	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
A	AGR	N	ATT GARAGE	672		45.30	30,443
+	USF	L	UPPER STORY FIN	564	2019	188.01	106,039
B	OPA	N	OPEN PORCH	392		61.11	23,955
C	PTA	N	PATIO	196		18.46	3,619
+	BMU	N	BSMT UNFINISHED	1,912		60.93	116,504
+	USF	L	UPPER STORY FIN	1,385	2007	188.01	260,398
+	BAS	L	BASE AREA	1,968	2007	277.17	545,472
F	PTA	N	PATIO	476		15.55	7,400
H	AGR	N	ATT GARAGE	120		54.79	6,574
	F21	O	FPL 2S 1OP	1		12,406.60	12,407

TOTAL RCN	1,135,743	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$999,500	

