

Key: 5432

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.649

LEGAL

LAND

DETACHED

BUILDING

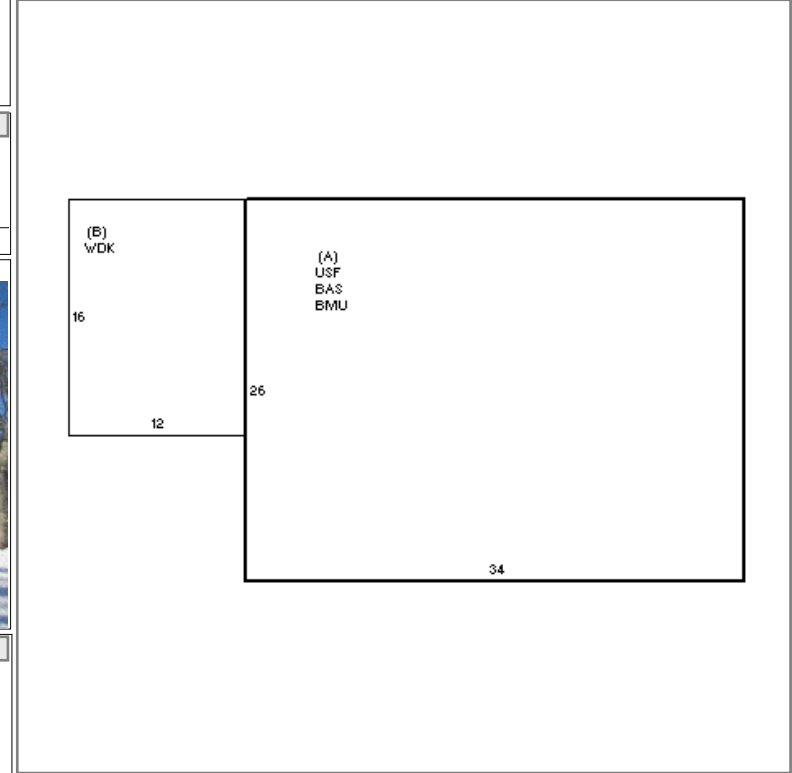
CURRENT OWNER				PARCEL ID				LOCATION			
GEORGE ADA CRUZ 25 CAROL ANN DRIVE BREWSTER, MA 02631				86-60-0				25 CAROL ANN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GEORGE ADA CRUZ				01/24/2006	F	20678-235		19229-178			
DROWN ADA C				11/10/2004	H	19229-178		10851-326			
DROWN RICHARD D & ADA C				07/15/1997	QS	145,000					

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	%
35	01/17/2018	7	CYCLICAL GRO	600	02/08/2021	TCK	100	100
416	06/03/2015	7	ALTERATIONS	4,460	07/12/2019	TCK	100	100
		12	ALTERATIONS		04/20/2016	WFF	100	100
		2	CYCLICAL NON		04/18/2013	SF	100	100
23	01/23/1992	2	ADD	20,000	01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	15,015	13	1.00	A	1.00	A	1.00	219,200	2.81	A	1.00	R03	1.00								212,530

TOTAL	15,015 SF	ZONING		RM		FRNT	0	ASSESSED		CURRENT		PREVIOUS	
Nbhd	NBHD 13	NOTE		LAND		BUILDING	212,500	DETACHED	375,300	OTHER	1,700	TOTAL	589,500
St Ind	AVERAGE	PREVIOUS		OTHER	0	TOTAL	556,500						
Infl	AVERAGE												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/08/2021
SHF	A	1.00	50 0.50	16X10		160	20.77	1,700	



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
INFO AT DOOR (2/8/2021)

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,064	
NET AREA	1,768	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		62.54	55,285	CONDITION ELEM	CD	
\$NLA(RCN)	\$291	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1975	292.65	258,698	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	884	1975	192.89	170,515	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		41.55	7,978	KITCHEN	A		
ROOMS	5	1.00	FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		10,760.10	10,760	BATHS	A		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,580	HEAT/ELEC	A		
BATHROOMS	2	1.00	HEATING/COOL	16	FHA+DCTLS AC	1.01												
FIXTURES	6	\$8,268	FUEL SOURCE	1	OIL	1.00												
GARAGE SPACES	0	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$375,300