

Key: 5433

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.650

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GRACIANO CATHERINE T & DOWNING VANESSA 7 CAROL ANN DRIVE BREWSTER, MA 02631				85-63-0				7 CAROL ANN DRIVE			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GRACIANO CATHERINE T & DO				09/30/2020	F		33314-12
GRACIANO CATHERINE T				03/05/2015	QS	315,000	28720-110				
NORTON PETER G & JANET L				03/20/1984	XX		4041-075				

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	%
682	07/30/2021	7	ALTERATIONS	1,266	04/18/2022	TCK	100	100
754	08/30/2018	3	OUT BUILDING	700	07/12/2019	TCK	100	100
475	06/30/2015	7	ALTERATIONS	1,500	04/20/2016	WFF	100	100
786	09/25/2014	3	OUT BUILDING	4,500	06/01/2015	MW	100	100
574	11/15/2010	7	ALTERATIONS	10,000	01/07/2011	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,240	13	1.00	A	1.00	A	1.00	219,200	2.63	A	1.00	R03	1.00			215,080

TOTAL	16,240 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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Nbhd	St Ind	Infl	LAND	BUILDING	DETACHED	OTHER	TOTAL
NBHD 13	AVERAGE	AVERAGE		215,100	276,500	3,800	0
				495,400	471,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X16	2014	160	20.77	3,000
OSH	A	1.00	10 0.90 8X6	2018	48	18.50	800

PHOTO 02/06/2021



BLDG COMMENTS
ELECTRIC HEAT ON 2ND FLOOR
INFO AT DOOR (2/6/2021)

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/2/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

(B) wDK 12
12

(A) USF 0.50
BAS
BMU

24
32

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
\$NLA(RCN)	\$312	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1984	296.69	227,856
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	384	1984	189.44	72,744
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	144		39.99	5,758
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	359,142	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$276,500