Key: 5517

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,732

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOPRESTO WAYNE A COTRUSTEE &	75-54-0	26 SPRUCE RUN DRIVE
LOPRESTO MARGARET M COTRUSTEE		
26 SPRUCE RUN DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOPRESTO WAYNE A COTRUSTE	07/18/2023	F	1	(233450)
LOPRESTO WAYNE A & MARGAR	01/23/2020	O	540,000	(221707)
HURST JOHN A & KATHERINE	12/07/1987	XX	119,600	(112947)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

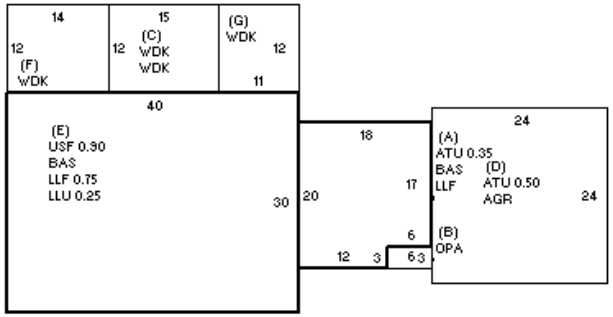
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
152	02/24/2020	7	ALTERATIONS	2,100	12/23/2020	NF	100	100
100	02/05/2020	7	ALTERATIONS	28,000	12/23/2020	NF	100	100
	01/23/2020	15	SALE REVIEW	540,000	01/31/2020	JMG	100	100
983	11/20/2015	7	ALTERATIONS	36,800	04/22/2016	WFF	100	100
		12	CYCLICAL NON		03/20/2007	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	40,808	16 1.00	A 1.00	A 1.00	274,000	1.30	A 1.00	R05 1.25			333,000

TOTAL	40,808 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 16	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	333,000	314,200
BUILDING	723,600	692,400
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**1,057,900**	**1,007,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	A 1.00	50 0.50	10 X 15		150	17.25	1,300

PHOTO 12/23/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/31/2020	JMG
LIST	1/31/2020	JMG
REVIEW	1/26/2021	MR

BLDG COMMENTS

WALKOUT BASEMENT - 6 Bedroom Septic includes bedroom in basement; extra fixture (wetbar) in basement

YEAR BLT	1988	SIZE ADJ	0.970
NET AREA	3,864	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	14	$21,021
GARAGE SPACES	2	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	1	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	1,242	1988	132.09	164,055
+	BAS	L	BASE AREA	1,542	1988	270.64	417,332
A	ATU	N	ATTIC UNF	120		59.83	7,179
B	OPA	N	OPEN PORCH	18		56.02	1,008
+	WDK	N	WOOD DECK	660		43.92	28,986
D	AGR	N	ATT GARAGE	576		42.49	24,476
D	ATU	N	ATTIC UNF	288		59.83	17,230
E	LLU	N	LOWER LEVEL UNF	300		103.52	31,056
E	USF	L	UPPER STORY FIN	1,080	1988	197.57	213,373
	F21	O	FPL 2S 1OP	1		11,372.70	11,373
	ODS	O	OUTDOOR SHOWER	1		2,705.60	2,706

TOTAL RCN	939,794

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$723,600		