Key: 5518

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,733

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KUCZYNSKI BARBARA M TRUSTEE 38 SPRUCE RUN DRIVE BREWSTER, MA 02631	75-55-0	38 SPRUCE RUN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KUCZYNSKI BARBARA M TRUST	11/17/2020	F	100	(224454)
KUCZYNSKI BARBARA M &	05/08/2013	QS	757,500	(200273)
PERLMAN STEPHEN B & JOANN	11/23/1999	QS	385,000	(155626)

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

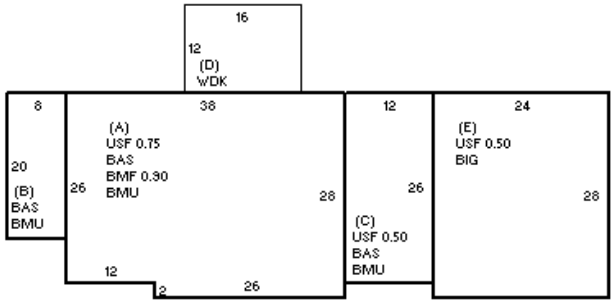
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
236	03/15/2021	7	ALTERATIONS	55,315	04/13/2022	TCK	100	100
223	03/27/2020	7	ALTERATIONS	10,000	12/23/2020	NF	100	100
130	02/14/2020	7	ALTERATIONS	3,000	12/23/2020	NF	100	100
91	02/07/2014	7	ALTERATIONS	19,000	06/09/2015	MW	100	100
		12	CYCLICAL NON		03/05/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,160	16 1.00	A 1.00	A 1.00	274,000	1.61	A 1.00	R05 1.25			305,320

TOTAL	30,160 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 16	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	305,300	288,100
BUILDING	930,500	888,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,235,800**	**1,177,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/13/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/26/2021	NF
LIST	2/26/2021	EST
REVIEW	4/28/2022	MR

YEAR BLT	1998	SIZE ADJ	0.990
NET AREA	2,784	DETAIL ADJ	1.000
$NLA(RCN)	$380	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	$21,902
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,512		73.15	110,605
A	BMF	N	BSMT FINISH	936		49.48	46,316
+	BAS	L	BASE AREA	1,512	1998	335.77	507,688
+	USF	L	UPPER STORY FIN	1,272	1998	234.68	298,513
D	WDK	N	WOOD DECK	192		54.48	10,461
E	BIG	N	BUILT-IN GARAGE	672		66.10	44,422
	F21	O	FPL 2S 1OP	1		14,109.50	14,110
	ODS	O	OUTDOOR SHOWER	1		3,356.80	3,357

TOTAL RCN	1,057,374

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

EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$930,500