

Key: 5520

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.735

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------------|--------------|
| DELMONICO FRANCIS L & JANICE L TRUSTEES DELMONICO JANICE L & FRANCIS L TRUSTEES 60 SPRUCE RUN DRIVE BREWSTER, MA 02631 | | 74-84-0 | | 60 SPRUCE RUN DRIVE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DELMONICO FRANCIS L & JAN | | 12/05/2017 | F | 1 (214934) | |
| DELMONICO FRANCIS L & JAN | | 06/11/1999 | QS | 389,000 (153492) | |
| RUSH J PETER TRUSTEE | | 04/17/1998 | QS | 94,500 (148155) | |

| 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 % |
| 1012 | 12/29/2022 | 7 | ALTERATIONS | 6,000 | 03/02/2023 | TCK | 100 100 |
| NP | | 12 | CYCLICAL NON | | 01/21/2011 | JH | 100 100 |
| 113 | 01/07/2009 | 2 | ADD | 8,400 | 01/21/2011 | JH | 100 100 |
| 548 | 10/10/2008 | 2 | ADD | 70,000 | 03/26/2009 | JH | 100 100 |
| 833 | 11/29/2006 | 2 | ADD | 200,000 | 03/20/2007 | JH | 100 100 |

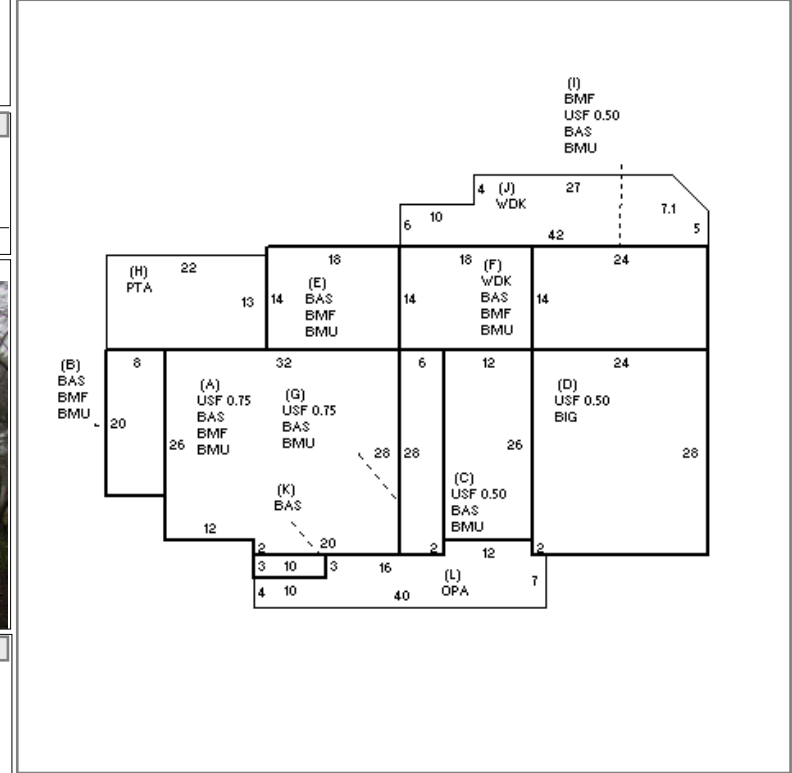
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 40,044 | 16 | 1.00 | A | 1.00 | A | 1.00 | R05 | 1.25 | | 330,800 |

| TOTAL | 40,044 SF | ZONING | RM | FRNT | 0 | ASSESSED | | CURRENT | 330,800 | PREVIOUS | 312,100 |
|--------|-----------|--------|----------|-----------|---|----------|-----------|---------|-----------|----------|---------|
| Nbhd | NBHD 16 | NOTE | LAND | | | BUILDING | 1,190,000 | | 1,137,800 | | |
| St Ind | AVERAGE | | DETACHED | 0 | | OTHER | 0 | | 0 | | |
| Infl | AVERAGE | | TOTAL | 1,520,800 | | | 1,449,900 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS | 1.5 BATH IN BMF |
|---------------|-----------------|
|---------------|-----------------|



| BUILDING | CD | ADJ | DESC | MEASURE | 1/21/2011 | JH |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/21/2011 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 3/29/2023 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1998 | SIZE ADJ | 0.970 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 3,822 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,352 | | 62.51 | 147,031 |
| \$NLA(RCN) | \$371 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 1,872 | | 40.97 | 76,693 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 2,352 | 1998 | 302.13 | 710,617 |
| | | | | ROOF COVER | 2 | WD SHINGLE | 1.01 | + | USF | L | UPPER STORY FIN | 1,440 | 1998 | 219.72 | 316,397 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | BIG | N | BUILT-IN GARAGE | 672 | | 64.77 | 43,524 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | H | PTA | N | PATIO | 286 | | 19.49 | 5,574 |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | + | WDK | N | WOOD DECK | 620 | | 53.39 | 33,099 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | K | BAS | L | BASE AREA | 30 | 2008 | 302.16 | 9,065 |
| | | | | | | | | L | OPA | N | OPEN PORCH | 274 | | 68.09 | 18,658 |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 13,824.40 | 13,824 |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 4,257.20 | 4,257 |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 3,288.90 | 3,289 |

| TOTAL RCN | 1,416,708 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 2001 / 22 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$1,190,000 |