Key: 5523 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 5,738

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WIECZNER LORETTA L TRUSTEE **C/O WIECZNER LORETTA L ETAL TRUSTEES** **70 RIDGE AVENUE** **NEWTON CENTER, MA 02459**	**74-81-0**	**100 SPRUCE RUN DRIVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WIECZNER LORETTA L ETAL T	08/05/2024	F		(139282)
WIECZNER LORETTA L TRUSTE	06/13/2008	J		(139282)
LEVIN HOWARD L TRUSTEE &	12/19/1995	QS	300,000	(139282)

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	%
487	05/27/2021	7	ALTERATIONS	30,000	04/13/2022	TCK	100	100
660	07/17/2019	7	ALTERATIONS	6,656	07/06/2020	MR	100	100
1143	12/08/2016	7	ALTERATIONS	50,000	06/01/2018	NF	100	100
443	06/17/2015	7	ALTERATIONS	5,000	04/22/2016	WFF	100	100
695	09/29/2006	7	ALTERATIONS	31,000	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	28,134	16	1.00	A	1.00	A	1.00	274,000	1.70	A	1.00	R05	1.25			300,100

TOTAL	28,134 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 16
St Ind	AVERAGE
Infl	AVERAGE

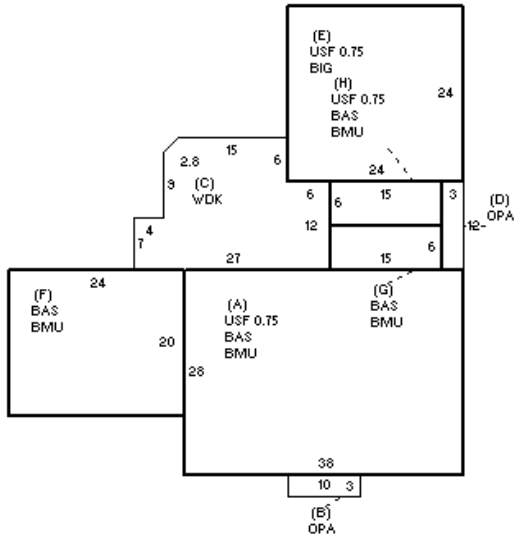
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	300,100	283,100
BUILDING	1,106,400	1,058,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,406,500**	**1,341,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/13/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	V	1.65	VERY GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

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

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	0.980
NET AREA	3,022	DETAIL ADJ	1.000
$NLA(RCN)	$458	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$25,483
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	2	DRYWALL	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	1,724		89.33	154,008
+	BAS	L	BASE AREA	1,724	1986	413.26	712,457
+	USF	L	UPPER STORY FIN	1,298	1986	294.86	382,722
+	OPA	N	OPEN PORCH	66		87.32	5,763
C	WDK	N	WOOD DECK	404		68.46	27,657
E	BIG	N	BUILT-IN GARAGE	576		84.98	48,951
	F22	O	FPL 2S 2OP	1		21,780.60	21,781
	ODS	O	OUTDOOR SHOWER	1		4,217.50	4,218

TOTAL RCN	1,383,038

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

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $1,106,400