

Key: 5532

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.747

LEGAL

LAND

DETACHED

BUILDING

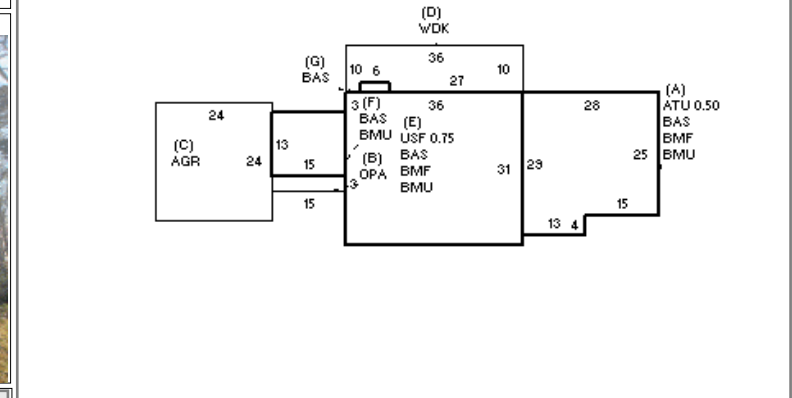
CURRENT OWNER				PARCEL ID				LOCATION			
ZUNDL ELLEN M & JOSEPH J TRUSTEES JOSEPH J ZUNDL 2022 TRUST 101 SPRUCE RUN DRIVE BREWSTER, MA 02631				74-71-0				101 SPRUCE RUN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZUNDL ELLEN M & JOSEPH J				04/12/2022	F		1 (229635)				
ZUNDL JOSEPH J & ELLEN M				11/01/2002	QS	579,900	(167172)				
SHOOK DAVID H				01/06/1989	QS	412,471	(116537)				

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	%
961		14	CYCLICAL GRO		02/26/2021	NF	100	100
603	11/20/2014	7	ALTERATIONS	28,550	06/09/2015	MW	100	100
NP	09/26/2007	7	ALTERATIONS	30,000	09/23/2008	JH	100	100
54	01/30/2006	12	CYCLICAL NON		04/10/2007	JH	100	100
		2	ADD	19,000	04/10/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,283	16	1.00	A	1.00	A	1.00				302,800

TOTAL	29,283 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE				LAND	302,800	285,700
St Ind	AVERAGE		BUILDING	938,600	897,200			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
TOTAL						1,243,100	1,184,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	15 0.85 8X12	2007	96	10.35	800
PTD	A	1.00	15 0.85 11X11	2007	121	9.00	900



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/26/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=REC RM & HOME THEATER
INFO @ DOOR 2/26/21

YEAR BLT	1988	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,158,756				
NET AREA	2,912	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,063		65.03	134,167	CONDITION ELEM	CD				
\$NLA(RCN)	\$398	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,868		41.04	76,660	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	376		72.85	27,391	INTERIOR	A				
				ROOF COVER	2	WD SHINGLE	1.01	B	OPA	N	OPEN PORCH	45		68.21	3,070	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	576		51.74	29,804	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	348		53.48	18,611	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	E	USF	L	UPPER STORY FIN	837	1988	248.25	207,786						
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	2,075	1988	302.65	628,004						
													F21	O	FPL 2S 1OP	1		13,848			
													ODS	O	OUTDOOR SHOWER	1		3,294.60	3,295		
													EFF.YR/AGE		1995 / 28						
													COND	19		19 %					
													FUNC	0							
													ECON	0							
													DEPR	19	% GD	81					
													RCNLD							\$938,600	