

Key: 5533

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.748

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUSHNER JEFFREY R & KIMBERLY G 46 HYSLOP ROAD BROOKLINE, MA 02445				74-69-0				61 SPRUCE RUN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUSHNER JEFFREY R & KIMBE				06/10/2021	QS	1,100,000	(226579)				
WOODLAND LAWRENCE R & NAN				01/14/2000	F	100	(156317)				
WOODLAND LAWRENCE R & NAN				11/29/1988	XX		(116112)				

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	%
24-611	08/13/2024	77	SOLAR PANELS	46,000				0 0
24-264	03/26/2024	5	OTHER	9,219	07/08/2024	TCK		0 100
24-166	02/28/2024	9	HVAC	45,000	07/08/2024	TCK		0 100
24-91	01/24/2024	7	ALTERATIONS	5,800	07/08/2024	TCK	100	100
23-810	10/03/2023	7	ALTERATIONS	644,500	07/08/2024	TCK	20	80

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,363	16	1.00	A	1.00	A	1.00	R05	1.25		323,740

TOTAL	37,363 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE	LAND	323,700	305,400			
St Ind	AVERAGE		BUILDING	1,048,400	918,500			
Infl	AVERAGE		DETACHED	2,100	3,100			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,374,200</b>	<b>1,227,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2023	96	22.01	2,100



BLDG COMMENTS  
23 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2021	NF
MODEL	1		RESIDENTIAL	LIST	5/31/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/26/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,999	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,112		65.03	137,354
\$NLA(RCN)	\$421	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,112	1994	302.65	639,201
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	887	1994	248.25	220,197
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	182		68.21	12,414
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	928		50.57	46,925
				INT FINISH	2	DRYWALL	1.00	+	USU	N	UPPER STORY UNF	929		75.43	70,072
				HEATING/COOL	8	HEAT PUMP	1.04	D	SOL	N	SOLARIUM	350		158.39	55,435
				FUEL SOURCE	7	OTHER	1.00	D	ATU	N	ATTIC UNF	175		72.85	12,749
								F	WDK	N	WOOD DECK	336		53.48	17,968
								H	PTA	N	PATIO	969		16.27	15,764
								F21	O	FPL 2S 1OP	1		13,848.20	13,848	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUTDOOR SHOWER	1		3,294.60	3,295	

TOTAL RCN	1,263,136
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	2021 / 2
COND	2 2 %
FUNC	15 UC
ECON	0
DEPR	17 % GD 83
RCNLD	\$1,048,400

