

Key: 5534

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.749

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CURRENT OWNER				PARCEL ID				LOCATION				
MORIN ALFRED L JR TRUSTEE & GOEDEN PAULETTE R TRUSTEE 77 SPRUCE RUN DRIVE BREWSTER, MA 02631				74-70-0				77 SPRUCE RUN DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MORIN ALFRED L JR TRUSTEE				02/19/2020	F	1 (221891)		
MORIN ALFRED L JR &				07/23/2014	H	480,000	(204000)					
LEBOLD JOHN R				07/02/2001	F	1 (162053)						

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 %
597	07/22/2022	7	ALTERATIONS	3,900	03/02/2023	TCK	100 100
842	09/27/2019	3	OUT BUILDING	5,071	07/06/2020	MR	100 100
523	06/10/2016	7	ALTERATIONS	5,000	03/17/2017	NF	100 100
130	03/09/2015	7	ALTERATIONS	60,000	03/17/2017	NF	100 100
110	02/22/2008	7	ALTERATIONS	53,700	03/26/2009	JH	100 100

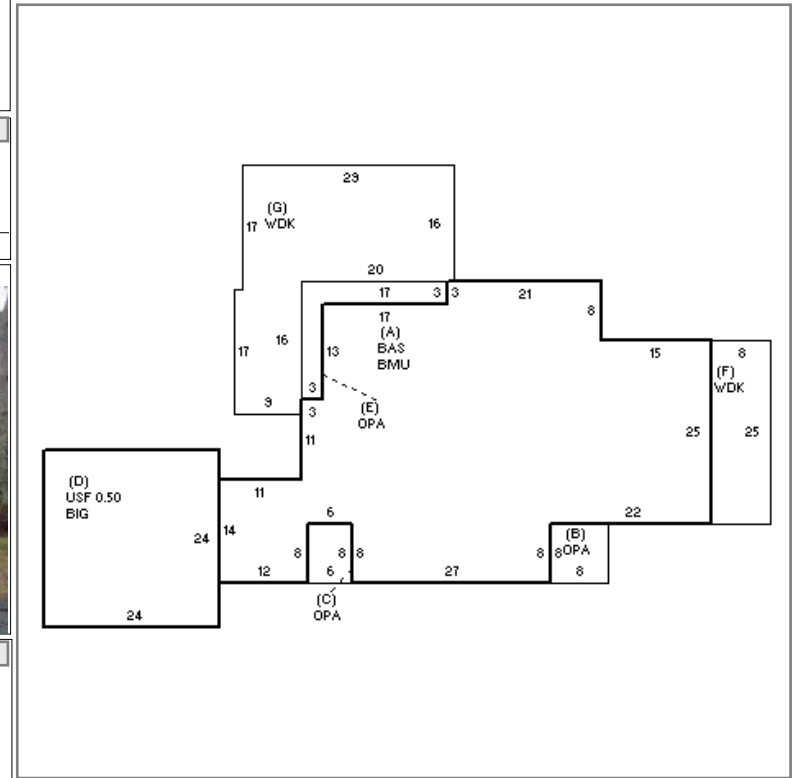
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,681	16	1.00	A	1.00	A	1.00		R05	1.25	311,700

TOTAL	32,681 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE				LAND	311,700	294,100
St Ind	AVERAGE		LAND	1,015,600	969,900			
Infl	AVERAGE		BUILDING	3,000	3,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,330,300</b>	<b>1,267,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X14	2019	140	21.39	3,000



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/26/2001	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/29/2023	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,116.060
NET AREA	2,295	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,007		75.51	151,554		
\$NLA(RCN)	\$486	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	2,007	1988	351.41	705,281		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	211		79.20	16,711		
				ROOF COVER	2	WD SHINGLE	1.01	D	BIG	N	BUILT-IN GARAGE	576		77.08	44,400		
				FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	288	1988	294.19	84,727		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	825		62.09	51,227		
				HEATING/COOL	2	HOT WATER	1.00		F22	O	FPL 2S 2OP	2		19,754.85	39,510		
				FUEL SOURCE	1	OIL	1.00										

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

EFF. YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,015,600