

Key: 6252

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.485

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
PERRY JEFFREY S & LISA A 51 ZONA DRIVE BREWSTER, MA 02631				13-4-0				51 ZONA DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRY JEFFREY S & LISA A				09/24/2013	N	1	27710-257				
PERRY JEFFREY S & LISA A				05/03/2010	QS	240,000	24524-223				
MCGRATH POST & BEAM CORP				02/04/2009	R	167,500	23421-112				

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	%
30	01/12/2015	7	ALTERATIONS	10,000	05/09/2016	WFF	100	100
223	03/25/2014	5	OTHER	13,000	06/08/2015	MW	100	100
679	08/19/2013	1	NEW CONSTRUC		08/12/2014	RJM	100	100
679	08/19/2013	1	NEW CONSTRUC	650,000	06/08/2015	RJM	100	100
604	10/25/2011	7	ALTERATIONS	5,000	03/21/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12S	1.00	A	1.00	197,280	1.00	A	1.00	R02	0.90		273,010
300	A	0.003	12	1.00	12S	1.00	A	1.00	10,800	1.00	A	1.00	R02	0.90		30

DETACHED

TOTAL	1.380 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	273,000	257,600
St Ind	STURBRIDGE			LAND	1,221,500	1,153,700			
Infl	AVERAGE			DETACHED	27,500	27,300			
				OTHER	0	0			
				TOTAL	1,522,000	1,438,600			

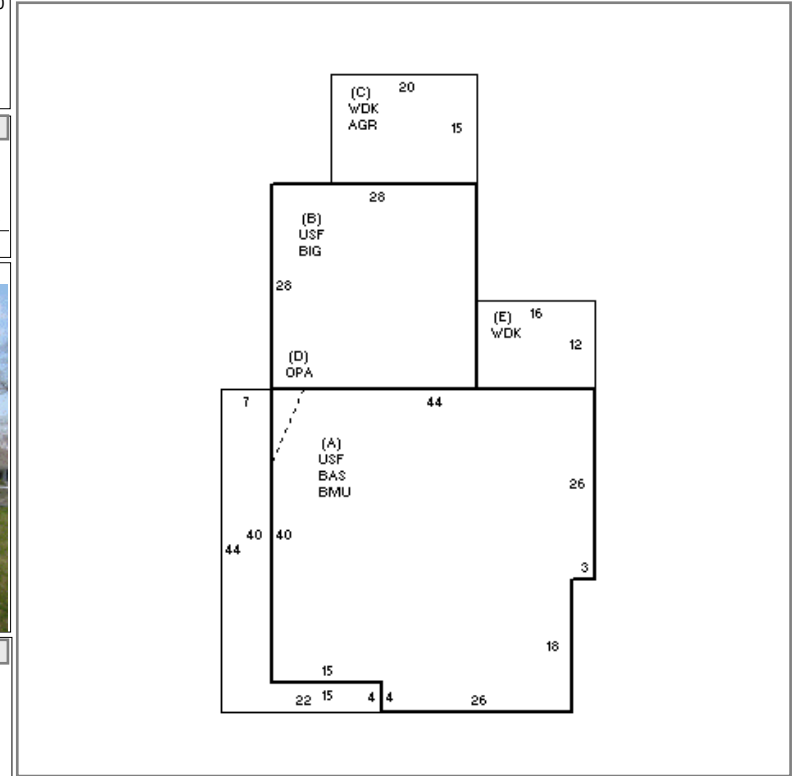
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/09/2016
FBN	G	1.20	10 0.90	29X32	2011	928	32.90	27,500	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2014	RJM
MODEL	1		RESIDENTIAL	LIST	8/12/2014	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/19/2014	SEJ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2013	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,342,339
NET AREA	4,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,822		67.90	123,708		
\$NLA(RCN)	\$303	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,822	2013	315.56	574,953		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,606	2013	189.06	492,694		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	784		64.77	50,778		
				FLOOR COVER	1		1.00	C	AGR	N	ATT GARAGE	300		58.70	17,609		
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	368		68.09	25,059		
				HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	492		53.38	26,265		
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		4,257.20	4,257		
								ODS	O		OUTDOOR SHOWER	1		3,288.90	3,289		

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

EFF.YR/AGE	2013 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91

RCNLD	\$1,221,500
-------	-------------