

Key: 6259

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.492

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
RUBIN ARTHUR S & JAMIE TRUSTEES RUBIN FAMILY REVOCABLE TRUST 61 ZONA DRIVE BREWSTER, MA 02631										13-5-0				61 ZONA DRIVE			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										12/28/2023	F	1 36159-80					
										01/05/2016	QS	603,000		29375-211			
										07/24/2006	F			21208-190			

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	%
881	11/01/2017	3	OUT BUILDING	750	06/14/2018	NF	100	100
415	07/29/2005	2	ADD	15,000	04/18/2006	JB	100	100
557	09/21/2004	1	NEW CONSTRUC	280,000	05/03/2005	JB	100	100

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	161,112	1.00	30	0.70 PF1 1.05	222,960
300	A	0.102	12	1.00	12S	1.00	A	1.00	8,820	1.00	30	0.70 PF1 1.05	900

TOTAL	1.479 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	WATER FRONT 20FT FRNTG T= power lines			LAND	223,900	211,200
St Ind	STURBRIDGE		BUILDING	824,300	787,500			
Infl	AVERAGE		DETACHED	500	500			
			OTHER	0	0			
						TOTAL	1,048,700	999,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X4	2017	24	22.94	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	6/28/2018	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,416	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,416		61.46	148,494
\$NLA(RCN)	\$401	OVERALL	1.030	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,416	2004	297.06	717,691
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	624		49.63	30,970
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	240		66.95	16,068
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	420		52.49	22,045
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		10,225.90	10,226	
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	GEN	O	GENERATOR	1		0.00		
BATHS	2	1.00		FUEL SOURCE	2	GAS	1.00	WPL	O	WHIRLPOOL	1		10,355.80	10,356	
FIXTURES	8	\$13,926													
GARAGE SPACES	2	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	969,775	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2004 / 19	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$824,300	

