Key: 7105

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,333

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRUBER IRENE T 75 HOPESTILL BROWN ROAD SUDBURY, MA 01776	51-106-0	216 TRACY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRUBER IRENE T	01/11/1999	QS	340,000	(151656)
CORRIGAN JAMES J & VIRGIN	03/26/1992	F	1	(126080)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

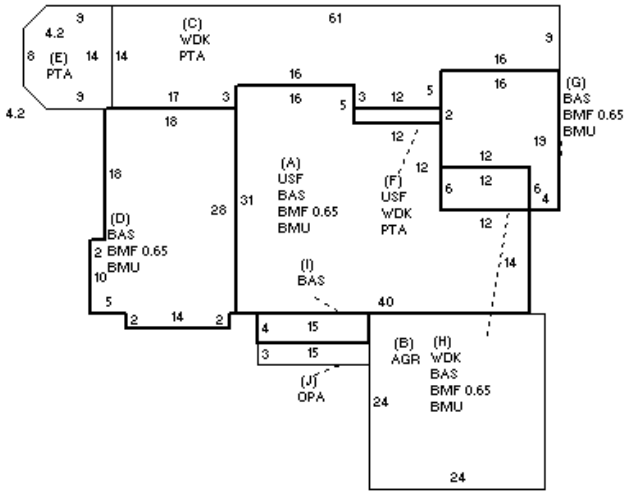
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-432	04/20/2023	7	ALTERATIONS	60,000	05/30/2024	TCK	100	100
372	04/25/2019	7	ALTERATIONS	20,000	07/07/2020	MR	100	100
NP		12	CYCLICAL NON		04/12/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,900	14 1.00	A 1.00	A 1.00	295,920	2.42	A 1.00	PV6 1.35			294,850

TOTAL	17,903 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE	POND VIEW		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	294,900	278,200
BUILDING	883,600	844,900
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**1,181,300**	**1,125,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	4,058.10	2,800

PHOTO 06/12/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	9/5/2017	NF
LIST	9/12/2017	NF
REVIEW	6/12/2024	EMZ

BLDG COMMENTS

BMF=FR/2 BR/BATH

YEAR BLT	1988	SIZE ADJ	0.990
NET AREA	2,892	DETAIL ADJ	1.000
$NLA(RCN)	$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	13	$21,970
GARAGE SPACES	1	1.00
% BSMT FIN	65	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,832		64.16	117,547
+	BMF	N	BSMT FINISH	1,191		43.85	52,221
+	BAS	L	BASE AREA	1,892	1988	298.21	564,214
+	USF	L	UPPER STORY FIN	1,000	1988	234.20	234,198
B	AGR	N	ATT GARAGE	576		48.81	28,117
C	PTA	N	PATIO	726		15.35	11,143
+	WDK	N	WOOD DECK	822		50.45	41,470
E	PTA	N	PATIO	159		19.44	3,091
F	PTA	N	PATIO	24		36.84	884
J	OPA	N	OPEN PORCH	45		64.35	2,896
	F21	O	FPL 2S 1OP	1		13,064.30	13,064

TOTAL RCN	1,090,816

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

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$883,600