

Key: 7107

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.335

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SCHUBERT DAVID A & MARY ANNE 111 PILGRIM ROAD CONCORD, MA 01742-3410				51-103-0				205 TRACY LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SCHUBERT DAVID A & MARY A				10/18/2013	QS	500,000	(201776)					
SHAPIRO HENRY &				08/28/2002	QS	495,000	(166382)					
CHERNOV P DAVID & LEAH				07/21/1989	QS	260,000	(118076)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,485	14	1.00	A	350,720	2.60	A	1.00	UPV	1.60	345,030

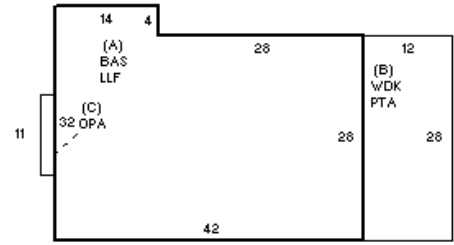
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
952	11/19/2014	7	ALTERATIONS	26,000	09/05/2017	NF	100	100
572	07/21/2014	7	ALTERATIONS	14,000	06/02/2015	MW	100	100
238	04/02/2014	7	ALTERATIONS	10,000	06/02/2015	ME	100	100
1111	12/27/2013	7	ALTERATIONS	15,000	08/20/2014	RJM	100	100

LAND

TOTAL	16,485 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE POND VIEW				LAND	345,000	325,500
St Ind	AVERAGE		BUILDING	532,400	502,900			
Infl	AVERAGE		DETACHED	10,200	10,100			
			OTHER	0	0			
TOTAL						887,600	838,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	20 0.80	12X24	1985	288	44.15 10,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/5/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/5/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/7/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,464	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	\$14,461	
GARAGE SPACES	1	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,232	1985	145.72	179,533
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,232	1985	304.67	375,358
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	336		16.70	5,613
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	336		48.45	16,279
FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	22		61.80	1,360
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		9,439.30	9,439
HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	605,028
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$532,400