

Key: 7115

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.343

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIRD FRANK L & GARDNER RITA M 10 CHRISTIAN WAY ANDOVER, MA 01810				51-48-0				91 TRACY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIRD FRANK L & GARDNER RI				09/23/2022	QS	637,000	(231137)				
SLATTUM WILLIAM T & CYNTH				03/01/2021	O	505,000	(225487)				
SOMMER SCOTT M & WENDY A				08/01/2008	QS	360,000	(186597)				

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	%
23-77	01/24/2023	7	ALTERATIONS	4,525	05/30/2024	TCK	100	100
706	09/15/2022	16	MLS REVIEW	637,000	07/06/2023	JMG	100	100
	08/03/2021	7	ALTERATIONS	60,000	05/03/2022	TCK	100	100
NP	03/01/2021	15	SALE REVIEW	505,000	03/02/2022	JMG	100	100
		12	CYCLICAL NON		04/12/2007	JH	100	100

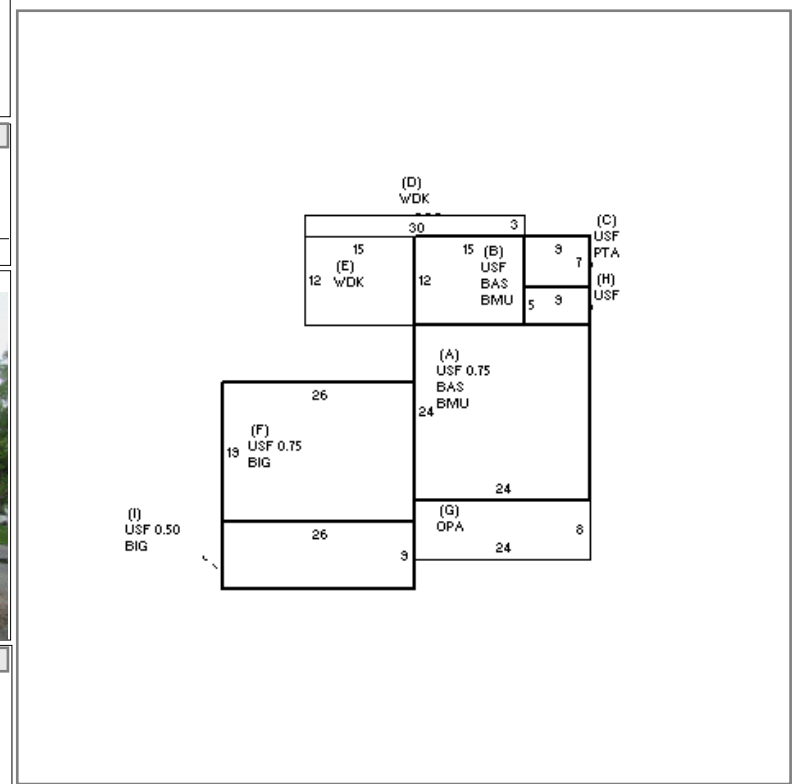
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,000	14	1.00	A	1.00	A	1.00	252,080	2.82	A	1.00	R02	1.15		244,380

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 244,400 BUILDING 454,300 DETACHED 900 OTHER 0 TOTAL 699,600	CURRENT	250,600 434,200 900 0 685,700	PREVIOUS			
Nbhd	NBHD 14	St Ind	AVERAGE	Infl	AVERAGE	LAND		BUILDING		DETACHED		OTHER	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 10X12		80	22.01	900	06/12/2024



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/31/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,964	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	756		63.55	48,044
\$NLA(RCN)	\$286	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	576	1976	296.69	170,892
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	540	1976	172.22	92,998
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	180	2004	296.69	53,404
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	668	2004	172.22	115,041
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	63		21.08	1,328
				HEATING/COOL	2	HOT WATER	1.00	+	WDK	N	WOOD DECK	270		39.98	10,796
				FUEL SOURCE	1	OIL	1.00	F	BIG	N	BUILT-IN GARAGE	494		51.89	25,636
								G	OPA	N	OPEN PORCH	192		51.00	9,792
								I	BIG	N	BUILT-IN GARAGE	234		57.53	13,463
								F21	O	FPL 2S 1OP	1		10,354.00	10,354	
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	

TOTAL RCN	560,840
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$454,300