

Key: 7122

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.349

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
COTNOIR CAROL-LYNN 18 TRACY LANE BREWSTER, MA 02631				52-123-0				18 TRACY LANE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				COTNOIR CAROL-LYNN				04/18/2003	A	1 (168909)		
CARRUS JANET				06/12/1996	A	100 (141005)						
GERALD & JANET CARRUS				02/10/1995	A	100 N/A-N/A						

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	%
23-44	01/23/2023	9	HVAC	19,007	05/30/2024	TCK	100	100
973	10/24/2016	7	ALTERATIONS	3,000	03/13/2017	NF	100	100
NP		12	CYCLICAL NON		04/11/2007	JH	100	100
108	03/02/2006	7	ALTERATIONS	5,000	04/11/2007	JH	100	100
303	09/14/1990	5	OTHER	10,500	03/14/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,220	14	1.00	A	1.00	A	1.00	252,080	2.78	A	1.00	R02	1.15			244,640

TOTAL	15,220 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	244,600	250,900
St Ind	AVERAGE		BUILDING	348,600	325,900			
Infl	AVERAGE		DETACHED	600	500			
			OTHER	0	0			
						TOTAL	593,800	577,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 6X8		48	22.94	600	06/12/2024



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/11/2007	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%]			

BUILDING

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$280	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,644
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		57.82	54,120
A	BAS	L	BASE AREA	936	1985	260.90	244,198
A	USF	L	UPPER STORY FIN	702	1985	180.17	126,480
B	WDK	N	WOOD DECK	260		38.42	9,988
C	OPA	N	OPEN PORCH	130		49.00	6,370
	F21	O	FPL 2S 1OP	1		9,948.00	9,948

TOTAL RCN	458,748
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$348,600

