

Key: 7124

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.351

LEGALS

LAND

DETAILED

BUILDING

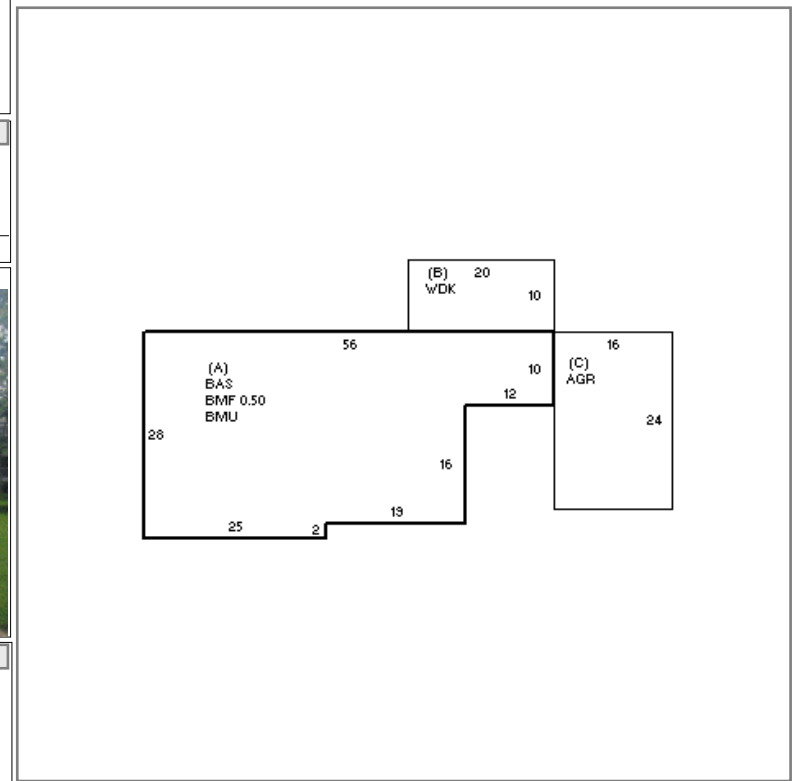
CURRENT OWNER		PARCEL ID		LOCATION	
BERRY WILLIAM T & JING RUAN TRUSTEES LIAM & JING BERRY FAMILY TRUST 53 SPRUCE STREET HOPKINTON, MA 01748		52-121-0		48 TRACY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERRY WILLIAM T & JING RU		05/12/2023	QS	699,000	(232904)
PIECUCH KATHLEEN COTRUSTE		12/09/2022	F	10	(231769)
PIECUCH KATHLEEN		04/04/2019	QS	439,000	(219033)

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 %
505	05/12/2023	15	SALE REVIEW	699,000	05/13/2024	JMG	100 100
	05/29/2019	7	ALTERATIONS	21,500	07/07/2020	MR	100 100
	04/04/2019	15	SALE REVIEW	439,000	03/10/2020	JMG	100 100
459	06/04/2014	7	ALTERATIONS	1,500	06/02/2015	MW	100 100
301	04/16/2014	7	ALTERATIONS	4,200	06/02/2015	MW	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	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	244,400	250,600
St Ind	AVERAGE		BUILDING	430,600	384,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL							675,000	635,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	5/13/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
WALK-OUT BASEMENT

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,308
NET AREA	1,314	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,314		57.06	74,971		
\$NLA(RCN)	\$372	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	657		39.47	25,934		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,314	1985	258.83	340,096		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	200		41.16	8,232		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	384		43.44	16,682		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		8,018.90	8,019		
				HEATING/COOL	11	HTWT/CL AIR	1.05		GFP	O	GAS FIREPLACE	1		3,282.30	3,282		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
																TOTAL RCN	489,308
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	V
																HEAT/ELEC	A
																EFF.YR/AGE	2009 / 14
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$430,600