

Key: 7126

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.353

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GREENE VANESSA L & GRUGAN MICHAEL				52-119-0				76 TRACY LANE			
76 TRACY LANE BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GREENE VANESSA L & GREENE RICHARD P & KATHLE				11/30/2010	A	360,000	(193044)
				GREENE RICHARD P				04/20/2001	A	1	(161245)
				GREENE RICHARD P				04/22/1975	XX		(64261)

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	%
250	04/17/2020	7	ALTERATIONS	7,200	12/21/2020	NF	100	100
539	06/25/2013	7	ALTERATIONS	20,000	08/20/2014	RJM	100	100
295	04/27/2012	7	ALTERATIONS	5,000	01/28/2013	MR	100	100
123	03/13/2001	1	NEW CONSTRUCT	128,000	02/04/2002	LB	100	100
124	03/13/2001	5	OTHER	8,000	02/04/2002	LB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,380	14	1.00	A	1.00	A	1.00	252,080	2.75	A	1.00	R02	1.15			245,060

TOTAL	15,380 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	245,100	251,300			
St Ind	AVERAGE		BUILDING	436,900	417,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	684,300	670,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2012	120	21.39	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	7/26/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/26/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		65.42	51,288
\$NLA(RCN)	\$317	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	510		42.35	21,600
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	784	2002	305.41	239,444
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	784	2002	193.04	151,344
				FLOOR COVER	3	W/W CARPET	1.00	B	OPA	N	OPEN PORCH	168		52.50	8,820
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	384		41.16	15,806
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	496,492
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$436,900

