Key: 7130

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,357

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IRZYK JAMES & ABZUG JODY 423 MAIN STREET WILBRAHAM, MA 01095	51-44-0	136 TRACY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IRZYK JAMES & ABZUG JODY	12/28/1998	QS	152,000	(151446)
WINSTON STUART H	08/08/1997	QS	33,800	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	%
508	06/21/2017	7	ALTERATIONS	6,988	05/13/2018	NF	100	100
NP		12	CYCLICAL NON		04/12/2007	JH	100	100
245	05/09/2001	2	ADD	1,720	05/20/2002	LB	100	100
591	10/16/1997	5	OTHER	8,000	04/14/1998	BC	100	100
590	10/16/1997	5	OTHER	2,000	04/14/1998	BC	100	100

LAND

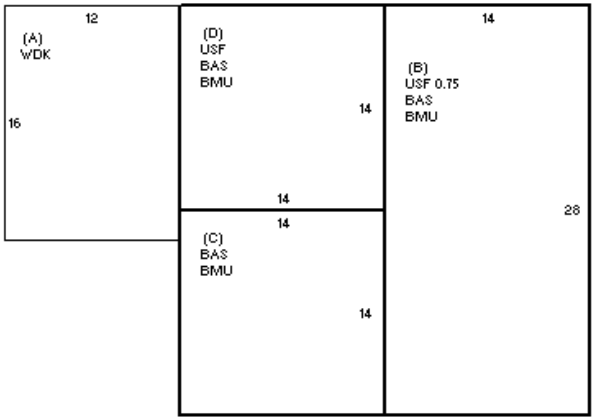
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,060	14 1.00	A 1.00	A 1.00	252,080	2.81	A 1.00	R02 1.15			244,460

TOTAL	15,060 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	244,500	250,700
BUILDING	332,100	313,800
DETACHED	3,000	2,900
OTHER	0	0
TOTAL	**579,600**	**567,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 10		120	21.39	2,300
PTD	A 1.00	30 0.70	9X10		90	10.35	700

PHOTO 05/31/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/31/2017	NF
LIST	8/31/2017	EST
REVIEW	6/14/2018	TD

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,274	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
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	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	192		39.98	7,677
+	BMU	N	BSMT UNFINISHED	784		63.55	49,823
+	BAS	L	BASE AREA	784	1997	296.69	232,603
+	USF	L	UPPER STORY FIN	490	1997	189.44	92,825
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	405,027

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1997 / 26	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$332,100