

Key: 8612

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.839

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STRACUZZI CYNTHIA T 40 SEAN CIRCLE BREWSTER, MA 02631				19-9-0				40 SEAN CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STRACUZZI CYNTHIA T				06/29/2016	H	29764-336					
STRACUZZI CYNTHIA T & HARRIS LUTHER & TRACY L				03/16/1998	N	88,000	11287-001				
				12/27/1990	N	88,000	7396-41				

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	%
934	12/10/2018	5	OTHER		12/10/2018	JMG	100	100
	11/05/2018	7	ALTERATIONS	7,076	07/18/2019	NF	100	100
		5	OTHER		01/04/2018	MR	100	100
711	08/27/2013	7	ALTERATIONS	2,400	08/12/2014	RJM	100	100
209	07/22/1991	3	OUT BUILDING	1,000	04/01/1992		100	100

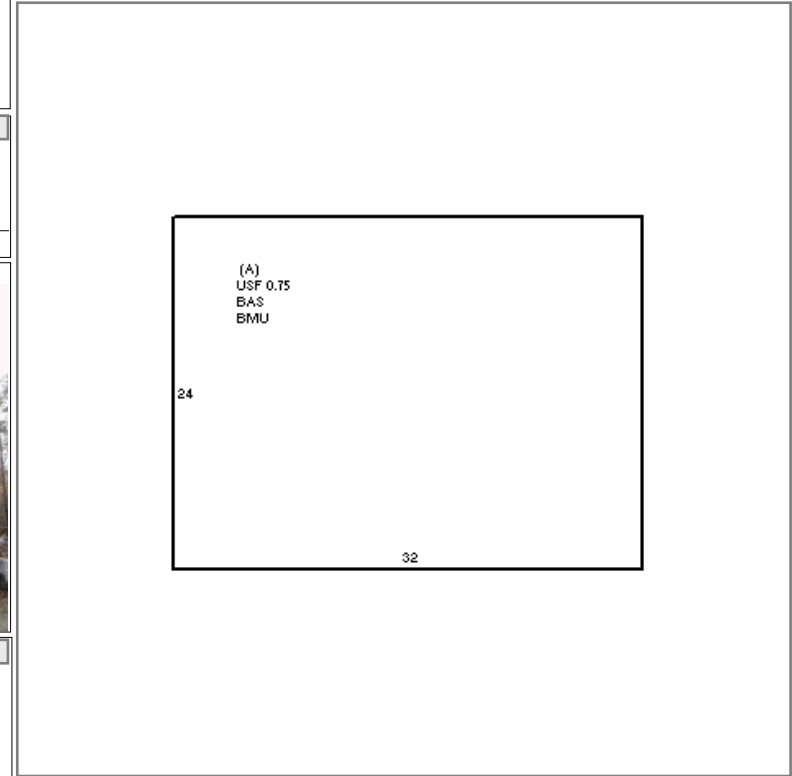
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,392	12	1.00	A	1.00	A	1.00	219,200	2.37	A	1.00	R03	1.00			219,560

TOTAL	18,392 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	219,600	207,100
St Ind	AVERAGE		BUILDING	307,100	293,800			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						TOTAL	528,500	502,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.39	1,800



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/18/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/24/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.020

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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BAS	L	BASE AREA	768	1990	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1990	189.44	109,117

TOTAL RCN	393,734
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1990 / 33
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$307,100