

Key: 13596

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.301

LEGALS

DETAILED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
WALTHER ANNE M C/O WALTHER ANNE M TRUSTEE 21 LABRADOR LANE BREWSTER, MA 02631		126-96-0		21 LABRADOR LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WALTHER ANNE M TRUSTEE		01/30/2024	F	10	36201-248
WALTHER ANNE M		05/20/2019	QS	639,000	32032-209
RITCHIE SANDRA J		12/23/2013	F	1	27901-303

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 %
201	03/04/2021	7	ALTERATIONS	180,000	05/13/2022	TCK	100 100
426	05/20/2019	16	MLS REVIEW	639,000	05/13/2020	JMG	100 100
572	05/09/2019	5	OTHER		06/18/2020	MR	100 100
647	10/21/2008	3	OUT BUILDING	1,000	04/26/2010	JH	100 100
	10/10/2007	1	NEW CONSTRUC	280,000	02/03/2009	JH	100 100

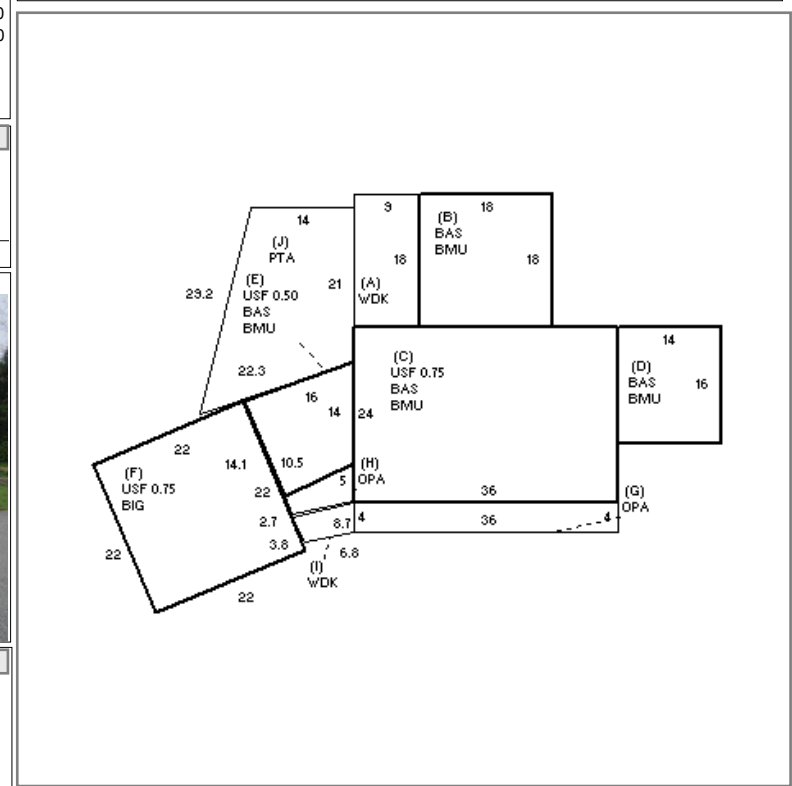
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	10	1.00	A	175,360	1.00	20	0.80	R03	1.00	242,680
300	A	0.538	10	1.00	A	12,000	1.00	A	1.00	R03	1.00	6,460
350	A	0.101	10	1.00	A	2,100	1.00	A	1.00	TWP	1.00	210

TOTAL	2.016 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N Subdivision of Parcel 87 for FY 2005 Now Lot 2 on Plan O book 585/53				LAND	249,400	235,200	
St Ind	AVERAGE	T topo for power line easement				BUILDING	881,600	832,700	
Infl	AVERAGE	E				DETACHED	2,300	2,300	
						OTHER	0	0	
						TOTAL	1,133,300	1,070,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2009	120	21.39	2,300



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2008	JH
MODEL	1		RESIDENTIAL	LIST	5/13/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/26/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2007	SIZE ADJ	0.990
NET AREA	2,692	DETAIL ADJ	1.000
\$NLA(RCN)	\$338	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	\$18,018
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	191		48.90	9,339
EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,591		65.65	104,446
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,591	2007	301.33	479,423
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,101	2007	219.97	242,189
FLOOR COVER	1	HARDWOOD	1.00	F	BIG	N	BUILT-IN GARAGE	484		63.46	30,716
INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	179		62.37	11,164
HEATING/COOL	9	WARM/CL AIR	1.03	J	PTA	N	PATIO	420		15.87	6,664
FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		3,899.40	3,899
				ODS	O	O	OUTDOOR SHOWER	1		3,012.50	3,013

TOTAL RCN	908.871	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	V	
BATHS	V	
HEAT/ELEC	A	

EFF.YR/AGE	2020 / 3	
COND	3	3 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97

RCNLD	\$881,600
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