Key: 1556

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,694

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN STEPHEN J P O BOX 4 BREWSTER, MA 02631	79-128-0	6 ANCHORS AWEIGH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN STEPHEN J	04/30/2007	J	200,000	(182973)
RYAN CHRISTOPHER E &	01/03/2006	H		(178949)
RYAN CHRISTOPHER E &	04/14/2004	H		(52365)

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	%
664	08/22/2014	7	ALTERATIONS	1,850	05/28/2015	MW	100	100
55	02/01/1994	3	OUT BUILDING	800			100	100

LAND

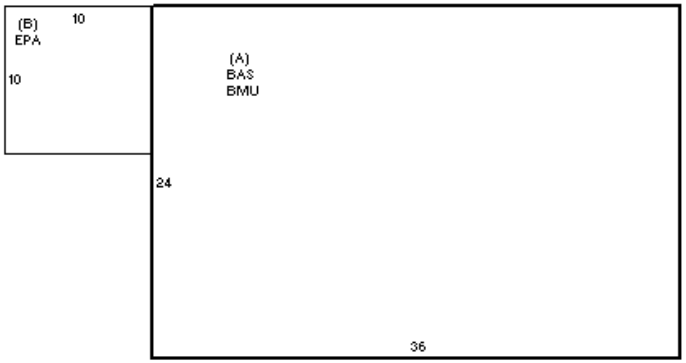
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,270	6 1.00	A 1.00	A 1.00	767,200	6.16	A 1.00	R12 3.50			679,700

TOTAL	6,270 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 6
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	679,700	513,000
BUILDING	147,800	139,500
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**828,500**	**653,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8		64	22.01	1,000

PHOTO 11/19/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/19/2020	NF
LIST	10/15/2007	JH
REVIEW	1/8/2021	MR

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$285	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,071
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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	4	ASPH TILE	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		46.46	40,144
A	BAS	L	BASE AREA	864	1953	217.41	187,845
B	EPA	N	ENCLOSED PORCH	100		72.91	7,291
	F11	O	FPL 1S 1OP	1		6,014.10	6,014
	ODS	O	OUTDOOR SHOWER	1		1,901.80	1,902

TOTAL RCN 246,266

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

EFF.YR/AGE 1953 / 70

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $147,800