

Key: 1684

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.816

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
RYAN DONALD A & STEPHEN M TRUSTEES/RYAN IRREV TRUST				79-84-0				116 BITTERSWEET DRIVE				
C/O DONALD RYAN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
424 UNION STREET				RYAN DONALD A & STEPHEN M				03/04/2009	F	1	23501-278	
MILLIS, MA 02054				RYAN ALETTA M TRUSTEE				03/23/2006	F	1	20843-340	
				RYAN ALETTA M				09/11/1972	XX	7,000	1718-332	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,825	5	1.00	5-A	1.00	A	1.00				374,940

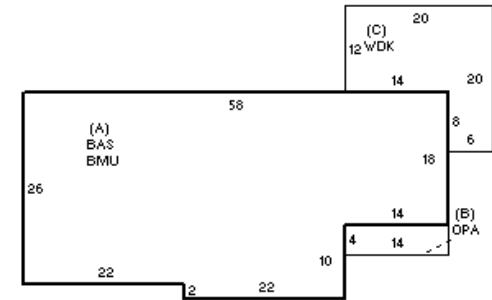
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1044	12/23/2022	7	ALTERATIONS	20,000	02/22/2023	TCK	100	100
125	03/09/1994	3	OUT BUILDING	800	01/01/1995	RD	100	100
341	08/17/1992	5	OTHER	800			100	100

LEGALS AND

TOTAL	18,825 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	374,900	353,700
St Ind	CATHEDRAL RD		BUILDING	360,600	345,100			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
						TOTAL	736,500	699,800

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/13/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/27/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,301		
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,440		55.00	79,194	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,440	1988	252.44	363,515	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		52.25	2,926	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	288		40.97	11,798	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1988 / 35
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$360,600