

Key: 178

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 189

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN THOMAS E SUCCESSOR TRUSTEE & OTOOLE SUSAN R SUCCESSOR TRUSTEE				49-87-0				68 BYFIELD CARTWAY			
67 TIMBER LANE HOLDEN, MA 01520				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				RYAN THOMAS E SUCCESSOR T		10/05/2015	ML		12913-96		
				RYAN HELEN F TRUSTEE		03/30/2000	F		12913-096		
				RYAN JOHN J & HELEN F					986-386		

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	%
499	06/01/2021	1	NEW CONSTRUC	525,000	02/17/2023	TCK	100	100
455	05/20/2021	6	DEMO	10,000	04/26/2022	TCK	100	100
346	08/21/1992	3	OUT BUILDING	1,150			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,500	2	1.00	A	1.00	A	1.00	876,800	2.47	A	1.00	BA+	4.00			869,950

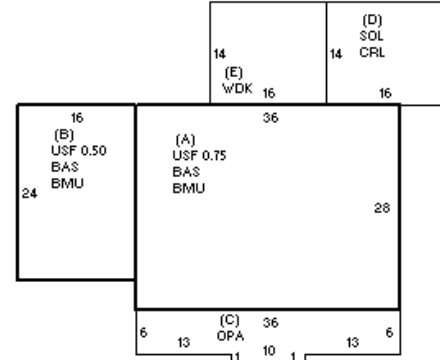
TOTAL	17,500 SF	ZONING	RM	FRNT	0	ASSESSED		CURRENT	870,000	PREVIOUS	820,700
Nbhd	NBHD 2	NOTE	LAND	870,000	820,700						
St Ind	AVERAGE		BUILDING	676,000	644,900						
Infl	AVERAGE		DETACHED	1,200	1,200						
			OTHER	0	0						
TOTAL			TOTAL	1,547,200	1,466,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10	1992	80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2023	TCK
MODEL	1		RESIDENTIAL	LIST	2/17/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/24/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,392		57.06	79,422
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,392	2021	258.83	360,284
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	948	2021	191.07	181,135
ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	226		52.50	11,865
FLOOR COVER	1	HARDWOOD	1.00	D	CRL	N	BSMT CRAWL	224		31.88	7,142
INT FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	224		121.90	27,306
HEATING/COOL	9	WARM/CL AIR	1.03	E	WDK	N	WOOD DECK	224		41.16	9,220
FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00	
				ODS	O	O	OUTDOOR SHOWER	1		2,535.80	2,536



YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	2,340	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	1.050
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	8	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$10,920	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	689,830
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2021 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$676,000