Key: 2042

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,194

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRUNELLE JOSHUA A & SARAH J **169 FIDDLERS LANE** **BREWSTER, MA 02631**	**48-35-0**	**169 FIDDLERS LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRUNELLE JOSHUA A & SARAH	01/06/2017	V	390,000	30217-132
RYONE ALLEN E & SHARON L	07/29/1970	A	1	1479-1187

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

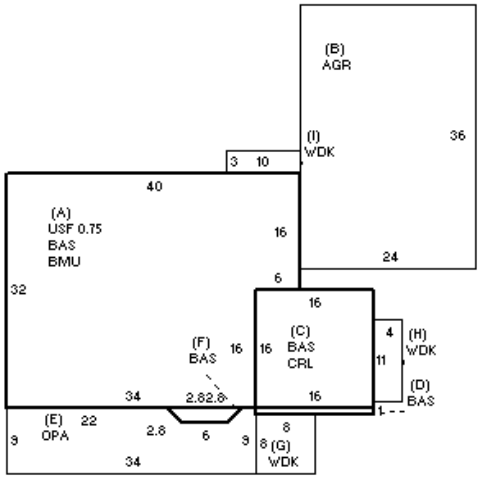
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
751	08/17/2021	7	ALTERATIONS	25,000	02/27/2023	TCK	100	100
450	08/24/2011	7	ALTERATIONS	2,000	03/23/2012	MR	100	100
NP		12	CYCLICAL NON		12/05/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,300	11 1.00	11A 1.00	A 1.00	274,000	2.03	A 1.00	R06 1.25			284,470

TOTAL	22,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	FIDDLERS LANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	284,500	268,400
BUILDING	427,100	409,800
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**712,700**	**679,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X10		100	22.01	1,100

PHOTO 02/27/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/19/2021	NF
LIST	12/5/2007	JH
REVIEW	3/28/2023	EMZ

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,360	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,173
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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,184		60.42	71,532
A	USF	L	UPPER STORY FIN	888	1970	194.71	172,902
B	AGR	N	ATT GARAGE	864		39.66	34,267
C	CRL	N	BSMT CRAWL	256		32.49	8,317
D	BAS	L	BASE AREA	16	1997	258.48	4,136
E	OPA	N	OPEN PORCH	290		53.50	15,515
+	BAS	L	BASE AREA	1,456	1970	258.48	376,347
+	WDK	N	WOOD DECK	138		41.95	5,789
	F21	O	FPL 2S 1OP	1		10,861.60	10,862
	MST	O	MAS/METAL STACK	1		5,378.90	5,379
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	711,802

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

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$427,100