Key: 2057

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,209

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAYER PETER G & FRANCES M **142 FIDDLERS LANE** **BREWSTER, MA 02631**	**48-37-0**	**142 FIDDLERS LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAYER PETER G & FRANCES M	07/28/2011	QS	455,000	25588-260
HOEY FRANCIS J III &	11/14/2008	QS	415,000	23267-285
RYONE ALLEN E	01/10/1980	XX	1	3042-263

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

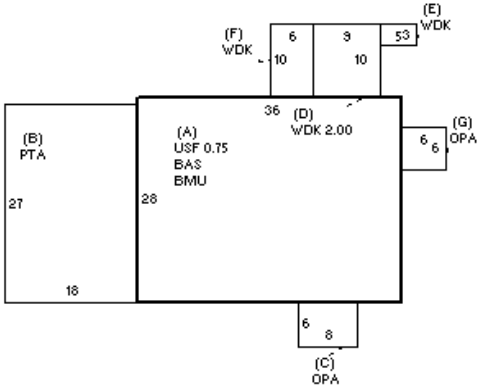
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/19/2021	NF	100	100
519	09/20/2011	3	OUT BUILDING	3,000	03/23/2012	MR	100	100
590	10/31/2008	7	ALTERATIONS	7,500	03/19/2009	JH	100	100
59	01/17/2007	1	NEW CONSTRUC	260,000	09/30/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	11 1.00	11A 1.00	A 1.00	274,000	2.69	A 1.00	R06 1.25			267,580

TOTAL	15,800 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	FIDDLERS LANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	267,600	252,500
BUILDING	452,100	426,900
DETACHED	2,500	2,500
OTHER	0	0
TOTAL	**722,200**	**681,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+ 1.10	10 0.90	10X12	2011	120	23.53	2,500

PHOTO 02/19/2021

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	2/19/2021	EST
REVIEW	3/8/2021	MR

BLDG COMMENTS

INFO @ DOOR (2/19/2021)

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$295	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		59.29	59,761
A	BAS	L	BASE AREA	1,008	2007	274.35	276,549
A	USF	L	UPPER STORY FIN	756	2007	193.04	145,939
B	PTA	N	PATIO	486		13.36	6,491
+	OPA	N	OPEN PORCH	84		52.50	4,410
+	WDK	N	WOOD DECK	255		41.16	10,496
	MST	O	MAS/METAL STACK	1		5,278.40	5,278
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	519,649

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

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$452,100