Key: 2160

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,309

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN FREDERICK R & MAUREEN T TRUSTEES RYAN FAMILY 2002 REVOCABLE TRUST 197 BRIER LANE BREWSTER, MA 02631	48-20-0	197 BRIER LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN FREDERICK R & MAUREE	06/04/2002	F	100	15231-027
RYAN FREDERICK R & MAURE	05/03/1994	QS	110,000	9174-278

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

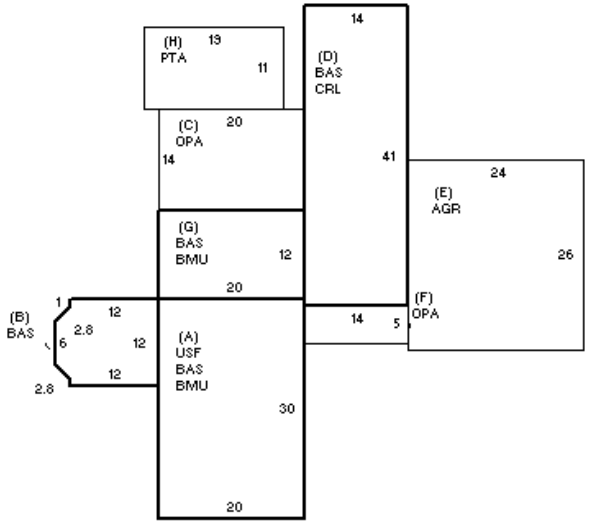
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1093	12/14/2021	77	SOLAR PANELS	19,995	04/27/2022	TCK	100	100
723	08/08/2019	3	OUT BUILDING	2,800	07/07/2020	NF	100	100
448	05/29/2014	5	OTHER	23,000	06/04/2015	MW	100	100
1077	12/18/2013	1	NEW CONSTRUC		08/09/2014	RJM	100	100
1077	12/18/2013	1	NEW CONSTRUC	623,950	08/09/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,141	11 1.00	A 1.00	A 1.00	372,640	1.44	A 1.00	R07 1.70			432,890

TOTAL	35,141 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	432,900	408,400
BUILDING	795,500	751,100
DETACHED	3,400	3,400
OTHER	0	0
TOTAL	**1,231,800**	**1,162,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2014	120	21.39	2,300
SHF	A 1.00	01 1.00	6X8	2019	48	22.94	1,100

PHOTO 04/27/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/16/2021	NF
LIST	8/9/2014	RJM
REVIEW	5/4/2022	MR

BLDG COMMENTS
12 SOLAR PANELS
GENERATOR
INFO @ DOOR (2/16/2021)

YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	2,174	DETAIL ADJ	1.000
$NLA(RCN)	$402	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,951
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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
+	BMU	N	BSMT UNFINISHED	840		82.84	69,582
A	USF	L	UPPER STORY FIN	600	2013	260.76	156,453
+	BAS	L	BASE AREA	1,574	2013	339.16	533,844
+	OPA	N	OPEN PORCH	350		70.20	24,570
D	CRL	N	BSMT CRAWL	574		42.63	24,470
E	AGR	N	ATT GARAGE	624		52.04	32,473
H	PTA	N	PATIO	209		20.09	4,199
	F21	O	FPL 2S 1OP	1		14,252.00	14,252
	ODS	O	OUTDOOR SHOWER	1		3,390.70	3,391

TOTAL RCN	874,187
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	$795,500