

Key: 2212

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.364

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WARD CHRISTOPHER J TRUSTEE 235 BRIER LANE NOMINEE TRUST 8 CARDINAL LANE ORLEANS, MA 02653				48-23-0				235 BRIER LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WARD CHRISTOPHER J TRUSTE				02/15/2023	QS	461,300	35639-88				
WOOD MARY ELLEN				01/10/2022	N	330,000	34818-164				
SULLIVAN JEANNE H				08/27/2020	N	310,000	33205-160				

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	%
660	02/15/2023	15	SALE REVIEW	461,300	03/11/2024	JMG	100	100
	01/10/2022	16	MLS REVIEW	330,000	11/28/2022	JMG	100	100
	07/21/2021	7	ALTERATIONS	25,000	02/27/2023	TCK	100	100
	08/27/2020	15	SALE REVIEW	310,000	03/03/2021	JMG	100	100
442	08/21/1998	2	ADD	4,000	04/28/1999	JB	100	100

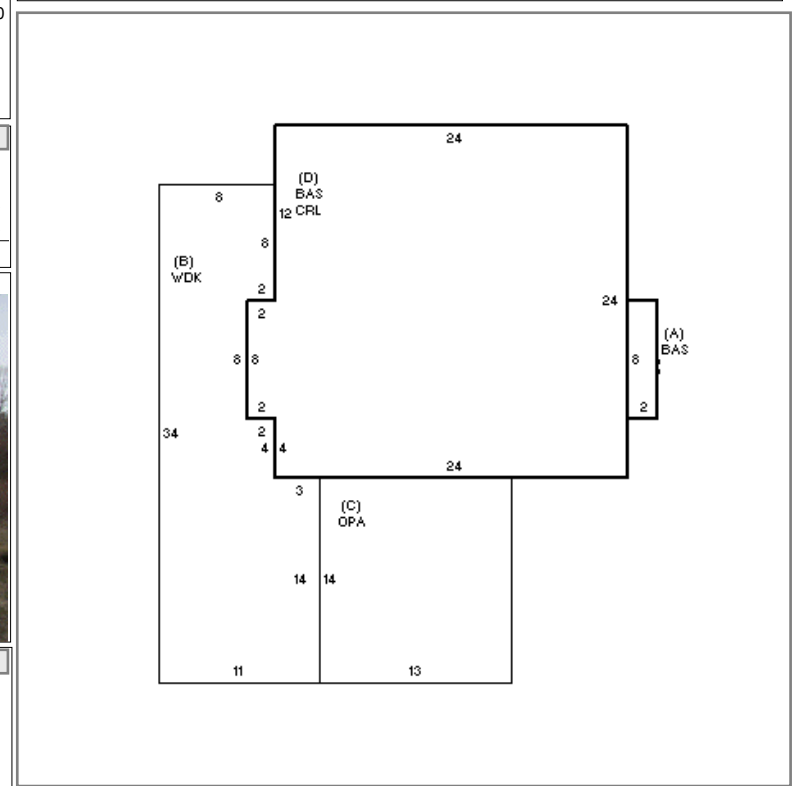
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,350	11	1.00	A	1.00	A	1.00	372,640	4.73	A	1.00	R07	1.70		337,950
350	A	0.304	11	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		640

TOTAL	21,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	338,600	319,400			
St Ind	AVERAGE		BUILDING	129,800	124,500			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
			TOTAL	469,400	444,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 7X9		63	22.01	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/27/2023	TCK
MODEL	1		RESIDENTIAL	LIST	2/27/2023	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/28/2023	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	608	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	608	1964	261.78	159,164
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	298		35.28	10,514
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	182		45.00	8,190
				ROOF COVER	1	ASPH/CMP SH	1.00	D	CRL	N	BSMT CRAWL	592		27.33	16,178
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	199,730	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1964 / 59		
COND	35	35 %	
FUNC	0		
ECON	0		
DEPR	35	% GD	65
RCNLD			\$129,800