

Key: 2218

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.371

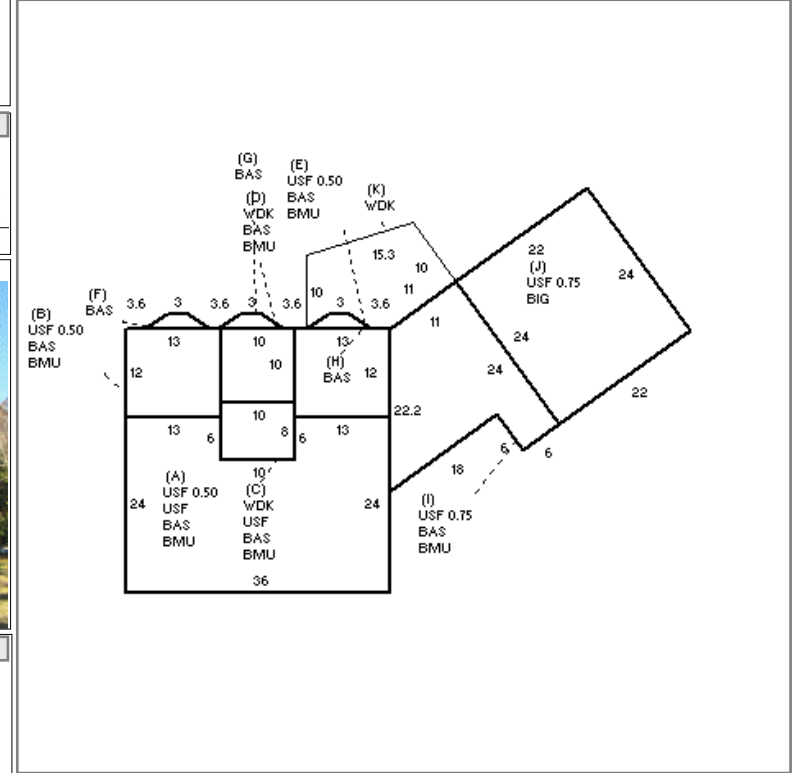
LEG
AL
LAND

CURRENT OWNER		PARCEL ID	LOCATION													
LEDEBOER MARK & LEDEBOER-CID MARIA 36 FAULKNER HILL ROAD ACTON, MA 01720		37-67-0	35 SEA MEADOW LANE													
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
LEDEBOER MARK & LEDEBOER-SIMONS PAUL & VICKI J		06/12/2020	QS	815,000	32982-299											
		03/13/2008	A	1	22748-176											
		01/10/2005	QS	750,000	19425-134											
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,200	11	1.00	A	1.00	A	1.00	372,640	2.78	A	1.00	R07	1.70		361,610

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 %
382	06/12/2020	15	SALE REVIEW	815,000	02/02/2021	JMG	100 100
62	05/09/2017	7	CYCLICAL GRO	18,000	05/30/2018	NF	100 100
73	03/02/2010	7	ALTERATIONS	500	05/30/2018	JH	100 100
	02/22/2005	7	ALTERATIONS	1,900	12/28/2010	NF	100 100

TOTAL	15,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	361,600	341,200
St Ind	AVERAGE		LAND	896,200	847,000			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,257,800	1,188,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
5 Fixture Master Bath, Fixture in Laundry Room

DETAILED

BUILDING	CD	ADJ	DESC	MEASURE	2/25/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/2/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/2/2021	JMG
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1989	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,066,952		
NET AREA	3,784	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,647		63.11	103,950				
\$NLA(RCN)	\$282	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	2,101	1989	180.55	379,326				
				ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BASE AREA	1,683	1989	291.98	491,395				
				ROOF COVER	1	ASPH/CMP SH	1.00	J	BIG	N	BUILT-IN GARAGE	528		61.41	32,424				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	380		48.37	18,379				
				INT FINISH	2	DRYWALL	1.00	GFP	O	GAS FIREPLACE	1			3,857.00	3,857				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	MST	O	MAS/METAL STACK	1			6,202.50	6,203				
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	1,066,952
STORIES		2.5	1.00															CONDITION ELEM	CD
ROOMS		12	1.00															EXTERIOR	A
BEDROOMS		5	1.00															INTERIOR	G
BATHROOMS		4	1.00															KITCHEN	G
FIXTURES		19	\$31,418															BATHS	G
GARAGE SPACES		2	1.00															HEAT/ELEC	A
% BSMT FIN		0	1.00															EFF.YR/AGE	2001 / 22
# 1/2 BATHS		2	1.00															COND	16 16 %
# OF UNITS		1	1.00															FUNC	0
																ECON	0		
																DEPR	16 % GD 84		
																RCNLD	\$896,200		