

Key: 2250

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.403

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STANDFAST FARMS LLC 790 MAIN STREET BREWSTER, MA 02631				26-42-0				25 EDWARDS DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STANDFAST FARMS LLC				07/11/2019	B	1	32149-293				
STRANAHAN SARAH				08/28/1997	H	124,500	10922-187				
BRUCE BARON ETAL				08/28/1997	F	1	10922-186				

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	%
985	12/09/2022	7	ALTERATIONS	5,121	03/27/2023	TCK	100	100
440	06/19/2012	7	ALTERATIONS	1,645	01/28/2013	MR	100	100
284	04/24/2012	7	ALTERATIONS	2,500	01/28/2013	MR	100	100
382	07/08/2008	3	OUT BUILDING	15,000	03/19/2009	JH	100	100
84	02/17/2006	7	ALTERATIONS	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	49,823	12 1.00	A 1.00	A 1.00	219,200	1.14	A 1.00	RM3	1.00		285,240

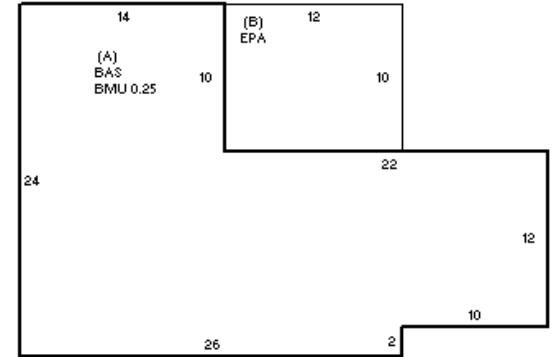
TOTAL	1.144 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	285,200	269,100
St Ind	AVERAGE		LAND	134,300	126,800			
Infl	AVERAGE		DETACHED	7,000	6,900			
			OTHER	0	0			
						TOTAL	426,500	402,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20 10 0.90	14 X 24	2008	336	23.06	7,000	01/18/2018



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/18/2018	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	4/10/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	223,785
NET AREA	624	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	156		70.19	10,949		
\$NLA(RCN)	\$359	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	624	1920	305.41	190,578		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		84.53	10,143		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	4	WALL BOARD	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										

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

EFF. YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60

RCNLD	\$134,300
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