

Key: 2301

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.457

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BRIDGES FRANK S & SUSAN A 45 CANDLESTICK LANE BREWSTER, MA 02631				15-16-0				45 CANDLESTICK LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRIDGES FRANK S & SUSAN A				04/08/2016	QS	720,000	29567-284					
PAULAY FORRESTINE L				07/31/2013	QS	650,000	27587-252					
SCHRADER ROBERT T & SUSAN				03/15/2004	F	1	18317-290					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	51,401	10	1.00	A	1.00	A	1.00	R06	1.25		360,470

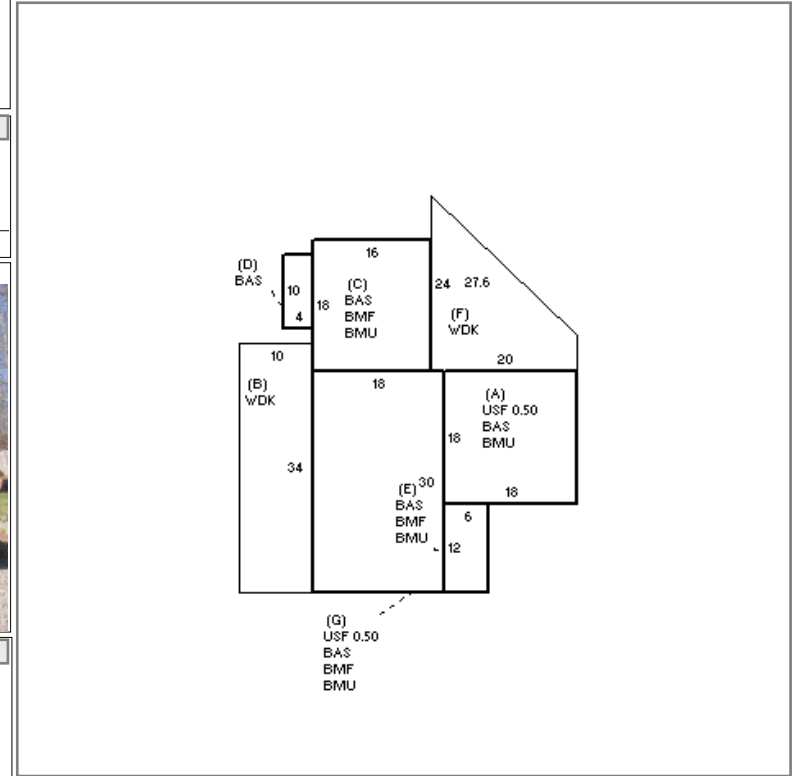
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
982	12/13/2022	77	SOLAR PANELS	29,000	03/30/2023	TCK	100	100
691	09/14/2022	7	ALTERATIONS	17,380	03/30/2023	TCK	100	100
113	02/09/2022	7	ALTERATIONS	9,800	03/30/2023	TCK	100	100
43	01/20/2022	7	ALTERATIONS	6,612	03/30/2023	TCK	100	100
1051	12/14/2018	7	ALTERATIONS	500	07/17/2019	NF	100	100

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TOTAL	1.180 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	360,500	340,100
St Ind	AVERAGE		BUILDING	719,500	679,800			
Infl	AVERAGE		DETACHED	40,500	40,100			
			OTHER	0	0			
						TOTAL	1,120,500	1,060,000

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	V	1.50	20 0.80 24X24	2004	576	81.30	37,500
SHF	A	1.00	10 0.90 10X16	2018	160	20.77	3,000



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BUILDING	CD	ADJ	DESC	MEASURE	1/9/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/9/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/11/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAMRM,BATH,BDRM,EXTRA SINK
20 SOLAR PANELS

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	726,799
NET AREA	1,696	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,224		72.76	89,058		
\$NLA(RCN)	\$429	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	864	1988	330.06	285,175		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	432	1988	248.69	107,432		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	630		52.49	33,068		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BMF	N	BSMT FINISH	900		47.67	42,902		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	328	2002	330.06	108,261		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	BAS	L	BASE AREA	72	1988	330.06	23,765		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		13,592.20	13,592		
									GEN	O	GENERATOR	1		0.00			
									KIT	O	XTRA KITCHEN	1		2,905.60	2,906		
									ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	E
																KITCHEN	E
																BATHS	E
																HEAT/ELEC	A
																EFF.YR/AGE	2022 / 1
																COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$719,500