

Key: 2392

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.547

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
EBERHARDT ERNEST ETAL 18 CARRIAGE DRIVE BREWSTER, MA 02631		5-65-0	18 CARRIAGE DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EBERHARDT ERNEST ETAL		06/03/2003	QS	264,000	17028-150
VAN SANT BRYAN A & DAWN R		04/25/1996	QS	111,500	10168-039

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	%
367	05/06/2014	7	ALTERATIONS	3,400	06/18/2015	MW	100	100
NP		12	CYCLICAL NON		02/15/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,809	12	1.00	12L 1.00 A 1.00	219,200	2.69	A 1.00	R03	1.00		214,090

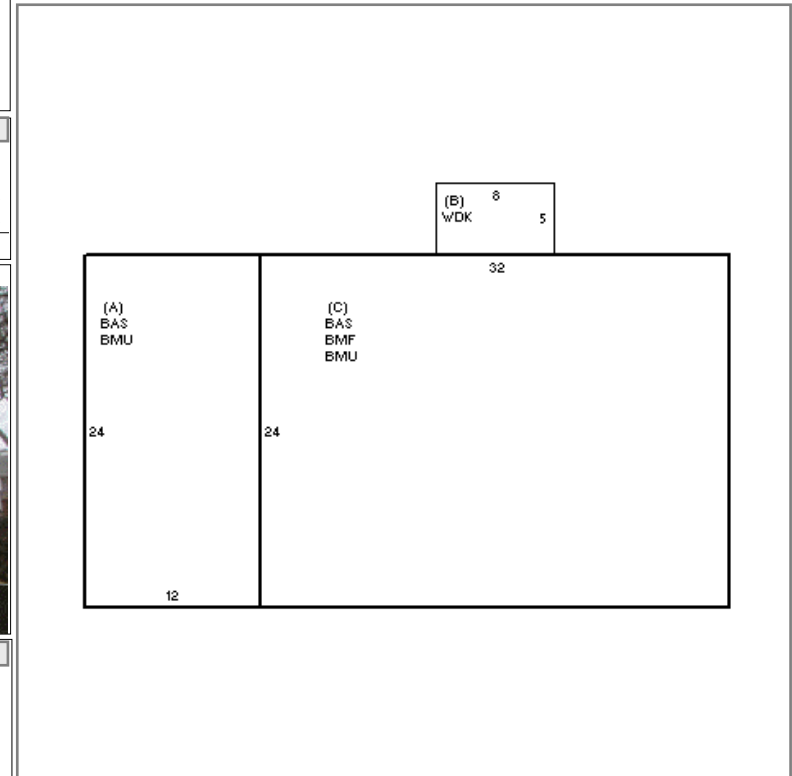
TOTAL	15,809 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	214,100	202,000			
St Ind	BRIDLEPATH		BUILDING	285,100	269,100			
Infl	AVERAGE		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	499,700	471,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 50 0.50	8X12		96	10.35	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/17/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$375	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,017	
GARAGE SPACES	1	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1,056		58.16	61,414
+	BAS	L	BASE AREA	1,056	1973	269.13	284,200
B	WDK	N	WOOD DECK	40		40.38	1,615
C	BMF	N	BSMT FINISH	768		38.72	29,738
	BMG	O	BSMT GARAGE	1		4,580.40	4,580
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	395,918
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$285,100