

Key: 2678

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.846

LEGAL LAND

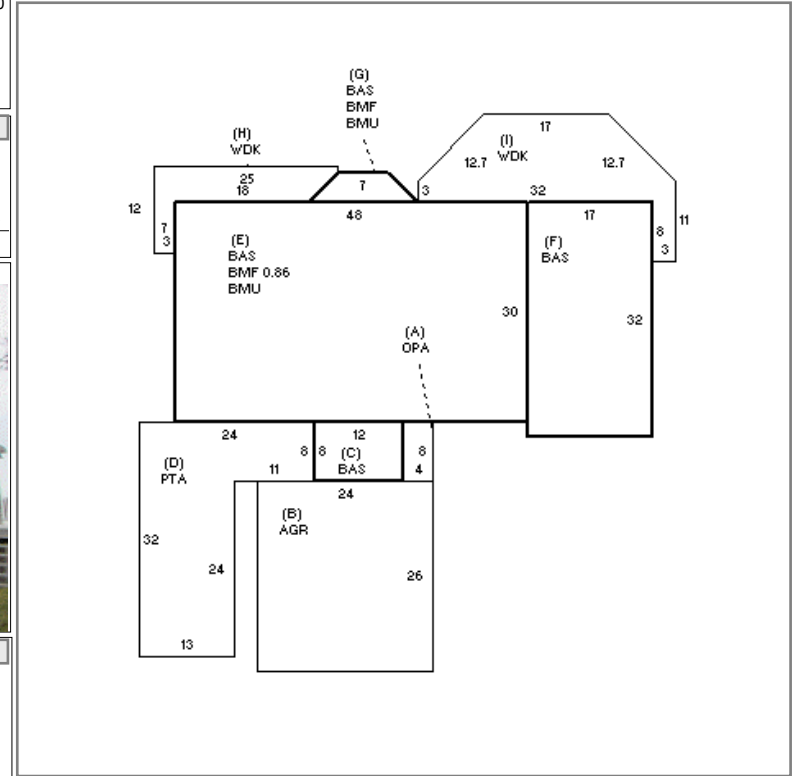
CURRENT OWNER		PARCEL ID		LOCATION	
BRADLEY KEVIN H & BOUTTE MARTINE M 156 RIDGEWOOD DRIVE BREWSTER, MA 02631		26-53-0		156 RIDGEWOOD DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRADLEY KEVIN H & COOK PHYLLIS T		12/04/2009	QS	665,000	24213-89
COOK JAMES S & PHYLLIS T		04/22/2009	ML	23629-117	
		03/29/1990	QS	460,000	7109-40

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	%
15	01/13/2009	7	ALTERATIONS	25,000	04/06/2010	JH	100	100
131	04/27/1992	5	OTHER	18,500			100	100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	12C	1.00	A	1.00	295,920	1.00	A	1.00	409,520
300	A	0.013	12	1.00	12C	1.00	A	1.00	16,200	1.00	A	1.00	210

TOTAL	1.390 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	OCEAN VIEWS			LAND	409,700	386,600
St Ind	RIDGEWOOD		BUILDING	947,300	894,600			
Infl	AVERAGE		DETACHED	15,900	15,700			
			OTHER	0	0			
						TOTAL	1,372,900	1,296,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90		448	39.42	15,900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/2/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/7/2018	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,124	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$558	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	2	WD SHINGLE	1.01
ROOMS	10	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	11	HTWT/CL AIR	1.05
FIXTURES	8	\$18,190		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	2	1.00					
% BSMT FIN	86	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	32		87.45	2,798
B	AGR	N	ATT GARAGE	624		64.83	40,453
+	BAS	L	BASE AREA	1,580	1989	388.02	613,065
D	PTA	N	PATIO	504		20.86	10,512
+	BMU	N	BSMT UNFINISHED	1,484		92.05	136,597
+	BMF	N	BSMT FINISH	1,282		57.35	73,518
F	BAS	L	BASE AREA	544	1989	388.01	211,080
+	WDK	N	WOOD DECK	501		68.56	34,349
F22	O		FPL 2S ZOP	2		21,812.65	43,625

TOTAL RCN	1,184,185
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$947,300