Key: 2684

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,852

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLANAGAN JOHN E & LINDA M CO-TRUSTEES **141 RIDGEWOOD DRIVE** **BREWSTER, MA 02631**	**26-50-0**	**141 RIDGEWOOD DRIVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLANAGAN JOHN E & LINDA M	05/21/2019	F	1	32033-350
FLANAGAN JOHN E & LINDA M	12/27/2012	QS	525,000	26989-159
WISNER JAMES A	04/19/2012	DC		10824-253

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

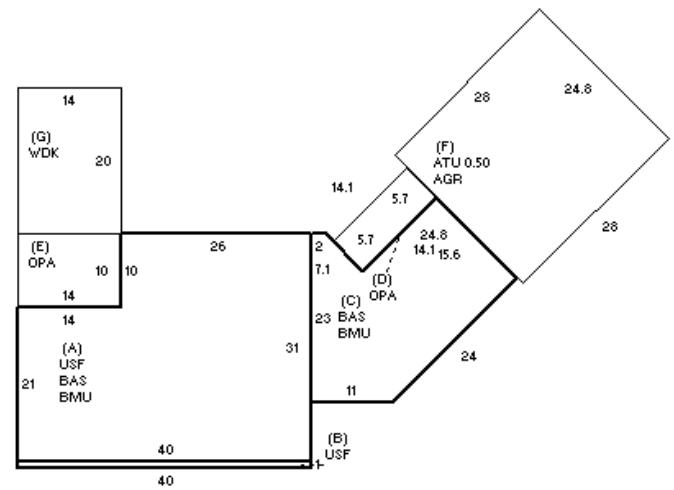
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
342	04/22/2022	7	ALTERATIONS	140,000	03/29/2023	TCK	100	100
909	12/18/2020	7	ALTERATIONS	5,310	02/23/2021	NF	100	100
29	01/10/2017	7	ALTERATIONS	25,000	06/14/2018	NF	100	100
705	08/01/2016	7	ALTERATIONS	4,100	03/30/2017	NF	100	100
426	08/12/1998	5	OTHER	10,000	07/23/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	50,400	12	1.00	12C	1.00	A	1.00	230,160	1.13	A	1.00	R05	1.05			300,890
350	A	0.238	12	1.00	12C	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00			500

TOTAL	1.395 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE	FY21 Adjust sf per Plan Bk 450 Pg 94		
St Ind	RIDGEWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	301,400	284,400
BUILDING	795,000	758,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,096,400**	**1,043,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/29/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/2/2008	JH
LIST	3/29/2023	EST
REVIEW	4/11/2023	EMZ

YEAR BLT	1998	SIZE ADJ	0.990
NET AREA	2,722	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,753
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	6	SALTBOX	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	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	1,582		56.79	89,843
+	BAS	L	BASE AREA	1,582	1998	260.68	412,393
+	USF	L	UPPER STORY FIN	1,140	1998	190.29	216,934
+	OPA	N	OPEN PORCH	220		53.96	11,870
F	AGR	N	ATT GARAGE	695		40.00	27,799
F	ATU	N	ATTIC UNF	348		57.62	20,053
G	WDK	N	WOOD DECK	280		42.30	11,844
	F23	O	FPL 2S 3OP	1		21,279.90	21,280
	GFP	O	GAS FIREPLACE	1		3,373.30	3,373

TOTAL RCN	828,142

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

EFF.YR/AGE	2019 / 4		
COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD			$795,000