

Key: 2857

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.036

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CURRENT OWNER				PARCEL ID				LOCATION			
NOLL JUNE H 139 ALDEN DRIVE BREWSTER, MA 02631				55-40-0				139 ALDEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOLL JUNE H				12/12/2019	O	310,000	32541-271				
ELDREDGE DANIEL N LIFE ES				12/05/2017	F	1 30946-139					
ELDREDGE DANIEL N				03/09/2005	DC	19599-146					


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	%
619	07/09/2021	11	CHANGE OF US		03/21/2023	TCK	100	100
755	10/28/2020	7	ALTERATIONS	4,600	01/13/2021	NF	100	100
263	04/24/2020	11	CHANGE OF US	10,800	01/13/2021	NF	100	100
72	01/31/2020	7	ALTERATIONS	17,414	01/13/2021	NF	100	100
	12/12/2019	15	SALE REVIEW	310,000	07/29/2020	JMG	100	100

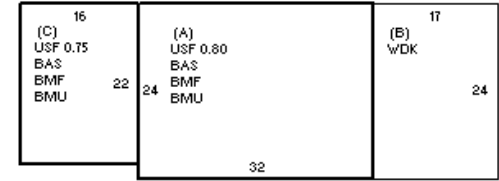
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,300	12	1.00	12K 1.00	A	1.00	230,160	2.03	A	1.00	R05 1.05	238,960

TOTAL	22,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	239,000	225,400
St Ind	SCHOOLHOUSE		LAND	364,300	343,900			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	604,800	570,800			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/21/2023
SHM	A	1.00	50 0.50 10X21		210	14.46	1,500		



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BUILDING	CD	ADJ	DESC	MEASURE	3/20/2019	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	3/20/2019	NF	BMF= STUDIO/REC RM (PER OWNER 3/21/2023) PULL DOWN STAIRS TO ATTIC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2023	EMZ	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,998	DETAIL ADJ	1.000
\$NLA(RCN)	\$304	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	\$6,825
GARAGE SPACES	1	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	1	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	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,120		59.29	66,401
+	BMF	N	BSMT FINISH	1,120		35.77	40,066
+	BAS	L	BASE AREA	1,120	1966	266.59	298,580
+	USF	L	UPPER STORY FIN	878	1966	191.07	167,760
B	WDK	N	WOOD DECK	408		41.16	16,794
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	607,084
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT/ELEC	F

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

RCNLD	\$364,300
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