

Key: 2872

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.052

LEGAL

LAND

DETACHED

BUILDING

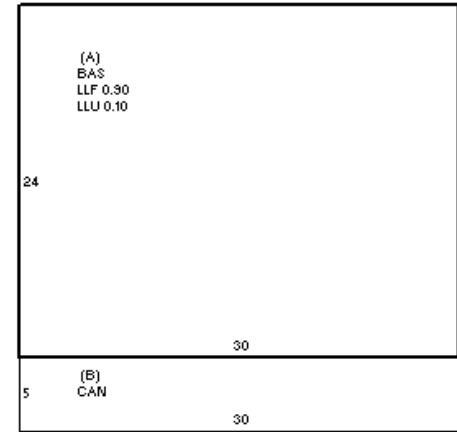
CURRENT OWNER				PARCEL ID				LOCATION			
BEAULIEU RYAN 132 ALDEN DRIVE BREWSTER, MA 02631				55-35-0				132 ALDEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEAULIEU RYAN				07/06/2016	QS	318,500	29779-70				
JENKINS WAYNE H & CHRISTI				08/13/2009	QS	271,000	23962-98				
PRUDENTIAL RELOCATION INC				08/13/2009	R	271,000	23962-95				

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	%
447	07/27/2004	3	OUT BUILDING		04/30/2005	JB	100	100
336	06/17/2004	2	ADD	450			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	39,000	12	1.00	12K	1.00	A	1.00			207,144	1.34	10	0.90	R05	1.05				248,270

TOTAL	39,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=WET			LAND	248,300	234,200
St Ind	SCHOOLHOUSE		BUILDING	223,400	214,000			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
						TOTAL	473,800	450,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12	2004	120	21.39	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,368	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	72		95.49	6,875
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	648	1970	132.05	85,567
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	720	1970	290.87	209,426
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CAN	N	CANOPY	150		46.60	6,990
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	319,073	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1973 / 50
		COND	30 30 %
		FUNC	0
		ECON	0
		DEPR	30 % GD 70
		RCNLD	\$223,400