Key: 2933

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,115

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ELDREDGE SUSAN TRUSTEE ELDREDGE FAMILY TRUST PO BOX 813 BREWSTER, MA 02631	56-60-0	96 MAURY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ELDREDGE SUSAN TRUSTEE	09/26/2023	G	1	36002-129
ELDREDGE SUSAN TRUSTEE	01/02/2018	F		30999-345
ELDREDGE SUSAN	09/13/2002	H		15589-088

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	%
2025-6	09/26/2023	13	SPLIT/SUB/LA		01/31/2024	JMG	100	100
135	02/12/2021	7	ALTERATIONS	9,060	04/29/2022	TCK	100	100
634	07/30/2018	7	ALTERATIONS	2,400	07/30/2019	NF	100	100
380	05/27/2015	7	ALTERATIONS	5,846	04/13/2016	WFF	100	100
621	08/27/2012	7	ALTERATIONS	8,000	02/06/2013	SF	100	100

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	A	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05			318,510
300	A	0.829	12	1.00	A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05			10,450

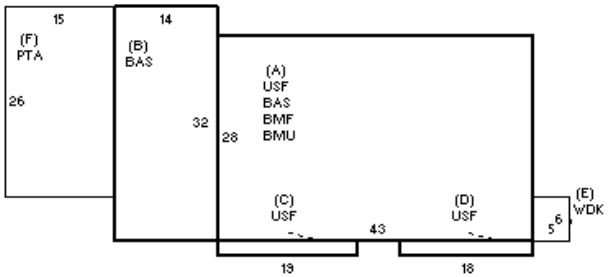
TOTAL	2.206 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE	FY25 Becomes Lot 2 Plan Bk 701 Pg 98; FY2001 LOT 2 ON PLAN BOOK 554/44 & LOT 1C ON PLAN BOOK 554/45		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	329,000	312,400
BUILDING	533,600	510,800
DETACHED	39,900	39,500
OTHER	0	0
TOTAL	**902,500**	**862,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	30	0.70		1997	512	36.98	13,300
GFU	A	1.00	30	0.70	30X24	1990	720	44.90	22,600
SHF	A	1.00	10	0.90	8X8		64	22.01	1,300
SHF	A	1.00	10	0.90	10X14		140	21.39	2,700

PHOTO 04/29/2022



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	5/3/2019	NF
LIST	5/3/2019	EST
REVIEW	5/20/2022	MR

YEAR BLT	1970	SIZE ADJ	0.990
NET AREA	2,930	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,504
GARAGE SPACES	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,204		54.33	65,418
A	BMF	N	BSMT FINISH	1,204		32.78	39,472
+	BAS	L	BASE AREA	1,652	1970	236.62	390,890
+	USF	L	UPPER STORY FIN	1,278	1970	168.82	215,756
E	WDK	N	WOOD DECK	30		39.20	1,176
F	PTA	N	PATIO	390		13.51	5,271
	F21	O	FPL 2S 1OP	1		10,150.00	10,150
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,414.80	2,415

TOTAL RCN	741,051

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

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$533,600