

Key: 3321

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.520

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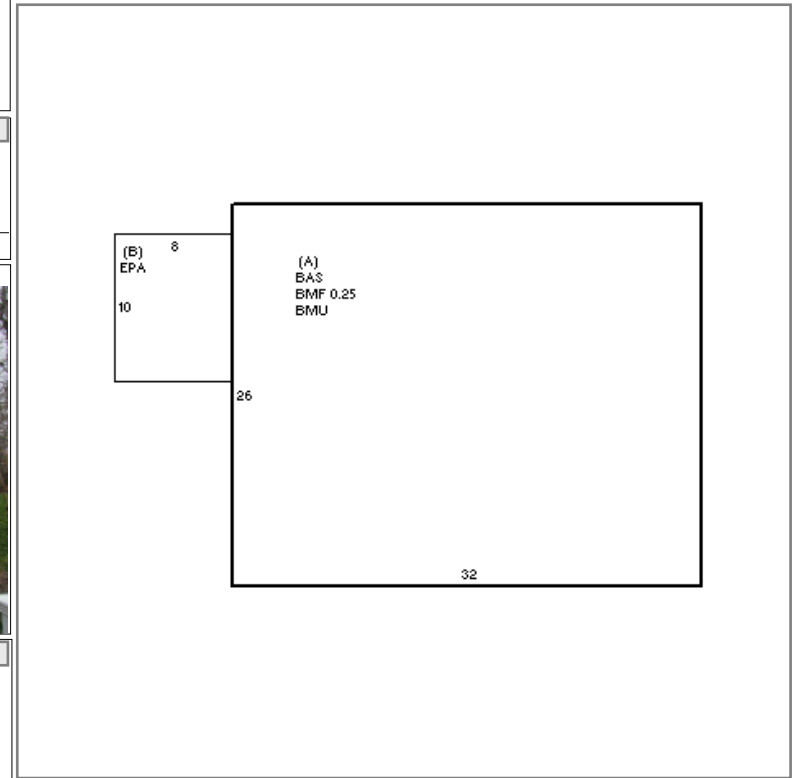
CURRENT OWNER				PARCEL ID				LOCATION			
RYDER DAMIAN & KRISTEN 20 SANDPIPER LANE BREWSTER, MA 02631				100-9-0				20 SANDPIPER LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYDER DAMIAN & KRISTEN				10/18/2019	QS	315,000	(220848)				
HIGGINS RUTH P				10/07/1985	XX		(103660)				

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	%
417	05/05/2021	3	OUT BUILDING	5,000	04/19/2022	TCK	100	100
151	02/19/2021	7	ALTERATIONS	3,000	04/19/2022	TCK	100	100
	10/18/2019	15	SALE REVIEW	315,000	07/07/2020	JMG	100	100
20	01/11/2000	5	OTHER	6,000			100	100
82	03/23/1990	5	OTHER	3,000	03/11/1991		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	13	1.00	13M 1.00 A 1.00	219,200	2.34	A	1.00	R02	1.00	220,360

TOTAL	18,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	220,400	207,900
St Ind	LUND FARM		BUILDING	234,700	221,600			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
			TOTAL	457,700	432,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	10X12	2021	120	21.39	2,600



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/19/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/29/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	300,898		
NET AREA	832	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		59.00	49,088	CONDITION ELEM	CD		
\$NLA(RCN)	\$362	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	208		40.34	8,390	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1985	276.08	229,699	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	80		92.58	7,406	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	G		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1989 / 34
STORIES	1	1.00																COND	22 22 %
ROOMS	5	1.00																FUNC	0
BEDROOMS	2	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	22 % GD 78
FIXTURES	3	\$3,900																RCNLD	\$234,700
GARAGE SPACES	0	1.00																	
% BSMT FIN	25	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	1	1.00																	