Key: 3391

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,603

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ERHARDT KEITH A & ERHARDT CAROL A & HESSE BETH E 25 CAPTAIN FITTS ROAD BREWSTER, MA 02631	88-7-0	25 CAPTAIN FITTS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ERHARDT KEITH A & ERHARDT	04/01/2021	A	1	33967-129
ERHARDT FRED E TRUSTEE	05/03/2011	F	10	25422-144
ERHARDT FREDERICK E & JOA	12/07/1976	XX		2436-327

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

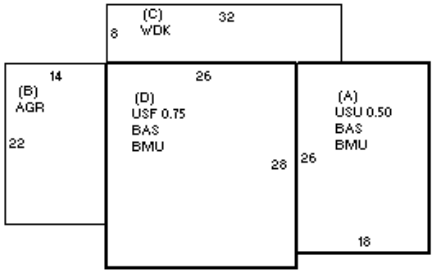
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-183	03/01/2024	7	ALTERATIONS	32,897			0	0

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	13 1.00	13M 1.00	A 1.00	416,480	2.05	A 1.00	PF2 1.90			431,100

TOTAL	22,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	431,100	406,700
BUILDING	496,500	474,900
DETACHED	0	0
OTHER	0	0
TOTAL	**927,600**	**881,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/03/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/3/2020	TCK
LIST	5/17/2007	JH
REVIEW	2/10/2021	MR

BLDG COMMENTS

INFO @ DOOR (12/3/20)

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,742	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,547
GARAGE SPACES	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,196		69.11	82,657
+	BAS	L	BASE AREA	1,196	1988	310.77	371,677
A	USU	N	UPPER STORY UNF	234		69.07	16,163
B	AGR	N	ATT GARAGE	308		51.70	15,923
C	WDK	N	WOOD DECK	256		47.98	12,283
D	USF	L	UPPER STORY FIN	546	1988	227.33	124,120
	F21	O	FPL 2S 1OP	1		12,424.80	12,425

TOTAL RCN	644,795

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$496,500		