

Key: 4736

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.948

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN RYAN 20 SOMERSET ROAD BREWSTER, MA 02631				100-104-0				20 SOMERSET ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN RYAN				07/18/2018	QS	365,000	31411-108				
KALINICK STEPHEN D & DONN				10/01/1997	QS	124,000	10982-213				

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	%
24-507	06/26/2024	77	SOLAR PANELS	54,243				0
24-508	06/05/2024	7	ALTERATIONS	7,621				0
102	02/01/2019	7	ALTERATIONS	6,200	07/12/2019	TCK	100	100
	07/18/2018	16	MLS REVIEW	365,000	04/29/2019	JMG	100	100
		12	CYCLICAL NON		03/27/2013	SF	100	100

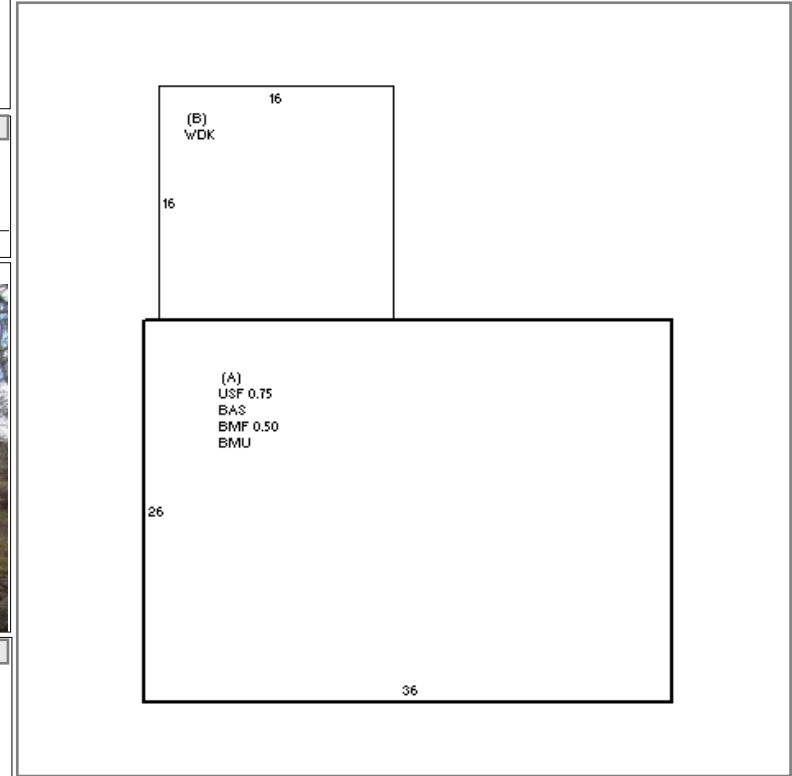
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	32,400	13	1.00	A	1.00	A	1.00	208,240	1.53	5	0.95	R02	1.00		236,420

TOTAL	32,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	ESMT	LAND		236,400	223,100	
St Ind	AVERAGE		BUILDING		354,500	339,400		
Infl	AVERAGE		DETACHED		1,600	1,600		
			OTHER		0	0		
				TOTAL		592,500	564,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10	2008	80	22.01	1,600



BLDG COMMENTS
 BMF=FAMILY RM
 INFO @ DOOR (12/10/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/10/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		60.18	56,329
\$NLA(RCN)	\$301	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	468		41.14	19,255
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1974	271.54	254,166
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	702	1974	187.52	131,642
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	256		39.98	10,236
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	492,400	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			\$354,500