

Key: 4871

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.086

LEGAL

LAND

DETACHED

BUILDING

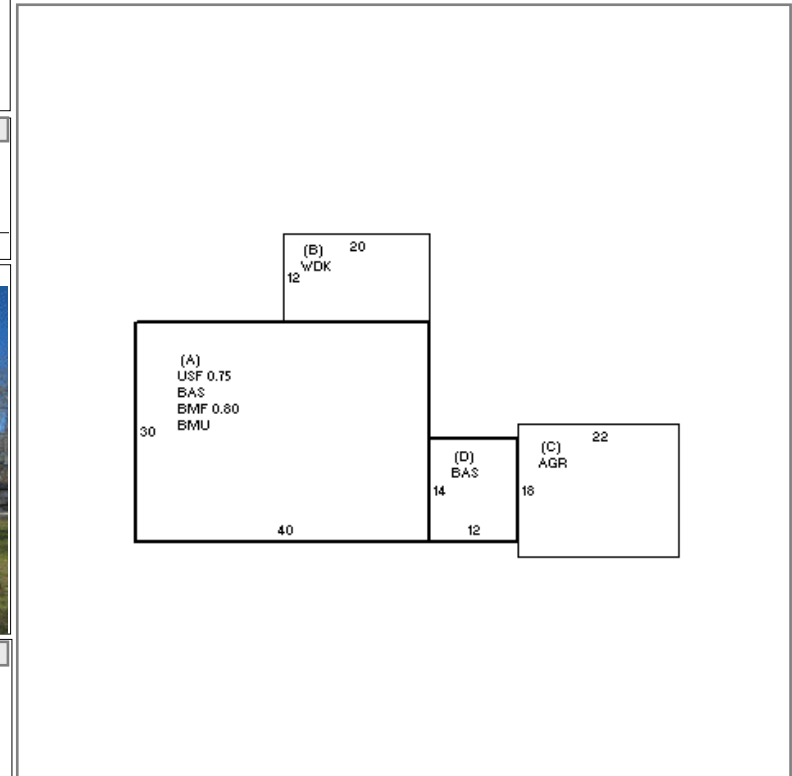
CURRENT OWNER		PARCEL ID	LOCATION			
ALLARD LAND TRUST SUCCESSOR TRUSTEE C/O BOOTH LAW PO BOX 1215 BARNSTABLE, MA 02630		138-29-0	83 ELDRIDGE ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ALLARD LAND TRUST		07/06/2023	ML		2038-99	
ALLARD ROBERT WILLIAM TRU		05/10/1974	XX	1	2038-099	
ALLARD LAND TRUST		11/30/1973	XX	1	1972-130	

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	%
507	08/24/1994	14	CYCLICAL GRO ADD	80,000	02/17/2021	NF	100	100
		2			06/10/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,980	8	1.00	8-B	1.00	A	1.00	197,280	2.42	A	1.00	R02	0.90			196,740

TOTAL	17,980 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	196,700	185,600			
St Ind	ELDRIDGE		BUILDING	463,600	444,000			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
			TOTAL	662,400	631,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2020	96	22.01	2,100



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	662,248		
NET AREA	2,268	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,200		57.59	69,111	CONDITION ELEM	CD		
\$NLA(RCN)	\$292	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	960		36.31	34,860	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	900	1974	185.61	167,051	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	240		39.98	9,596	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	396		42.20	16,713	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,368	1974	251.43	343,956	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	F21	O	O	FPL 2S 1OP	1		10,354.00	10,354				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1974 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$463,600