Key: 4874

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,088

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARLEY DONALD H & JOANN W 51 ELDRIDGE ROAD BREWSTER, MA 02631	138-25-0	51 ELDRIDGE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARLEY DONALD H & JOANN W	04/14/1978	XX		2689-315

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

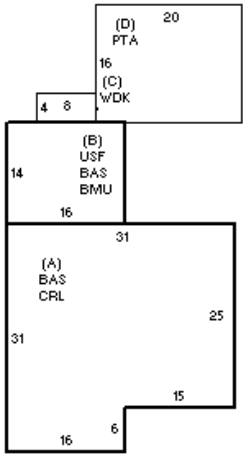
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		11/23/2007	JH	100	100
145	05/10/1990	2	ADD	17,000	03/12/1991		100	100
102	03/26/1990	2	ADD	17,000	03/12/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,500	8 1.00	8-B 1.00	A 1.00	197,280	1.77	A 1.00	R02 0.90			212,740

TOTAL	26,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	ELDRIDGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,700	200,700
BUILDING	232,600	223,200
DETACHED	900	900
OTHER	0	0
TOTAL	**446,200**	**424,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	- 0.90	30 0.70	8X8		64	19.81	900

PHOTO 02/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/17/2021	NF
LIST	11/23/2007	JH
REVIEW	3/8/2021	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,319	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,143
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	2	SOFTWOOD	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
A	CRL	N	BSMT CRAWL	871		25.33	22,059
+	BAS	L	BASE AREA	1,095	1960	246.92	270,377
B	BMU	N	BSMT UNFINISHED	224		63.17	14,150
B	USF	L	UPPER STORY FIN	224	1960	175.51	39,314
C	WDK	N	WOOD DECK	32		37.03	1,185
D	PTA	N	PATIO	320		12.77	4,087
	F11	O	FPL 1S 1OP	1		7,217.00	7,217
	MST	O	MAS/METAL STACK	1		4,750.50	4,751

TOTAL RCN	369,282

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

EFF.YR/AGE	1960 / 63	
COND	37	37 %
FUNC	0	
ECON	0	
DEPR	37	% GD 63
RCNLD		$232,600