

Key: 4880

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.094

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
DIEMER JOHN B & PATRICIA L TRUSTEES & HODGMAN BETTY LOU TRUSTEE		138-32-0		44 ELDRIDGE ROAD	
30 ELDRIDGE ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		DIEMER JOHN B & PATRICIA		07/22/2019	J
		DIEMER JOHN B & PATRICIA		06/11/2019	J
		DIEMER JOHN B & PATRICIA		05/27/2016	L
				SALE PRICE	BK-PG (Cert)
				214,900	29682-148

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 %
512	08/13/2020	7	ALTERATIONS	4,000	12/09/2020	NF	100 100
1019	11/02/2016	7	ALTERATIONS	4,200	02/22/2017	NF	100 100
996	10/31/2016	7	ALTERATIONS	3,000	02/22/2017	NH	100 100
NP		12	CYCLICAL NON		11/23/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,651	8	1.00	8-B	1.00	A	1.00	197,280	2.00	A	1.00
									R02		0.90	205,560

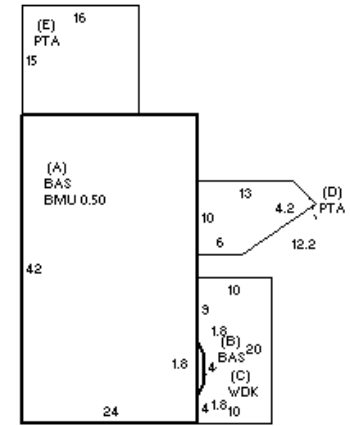
TOTAL	22,651 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	205,600	193,900
St Ind	ELDRIDGE		LAND	209,200	200,500			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	0	0			
						TOTAL	418,000	397,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	80 0.20	23X20	460	27.13	2,500
SHF	-	0.90	80 0.20	14X13	182	18.69	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/22/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/20/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,014	DETAIL ADJ	1.000
\$NLA(RCN)	\$299	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,231	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	504		61.97	31,232
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,014	1956	242.22	245,607
ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	195		36.34	7,086
ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	121		14.74	1,784
FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO	240		13.26	3,183
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,079.50	7,080
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	303,201
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$209,200