

Key: 4881

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.095

LEGALLAND

CURRENT OWNER		PARCEL ID		LOCATION	
TWO MASTS LLC 39 ELDRIDGE ROAD BREWSTER, MA 02631		138-24-0		39 ELDRIDGE ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TWO MASTS LLC		06/14/2022	QS	335,000	35186-197
HAIG CATHERINE ANN TRUST		12/17/2004	QS	325,000	19354-348
CREATIVE JOYS INC		10/08/1991	L	60,000	7707-155

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	WAREHOUSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-1041	03/04/2024	22	I & E				0 0
	01/25/2023	7	ALTERATIONS	9,300	05/17/2024	PJK	100 100
	02/25/2021	22	I & E				0 0
	04/08/2020	22	I & E				0 0
366	07/29/2010	7	ALTERATIONS	5,000	01/10/2011	MR	100 100

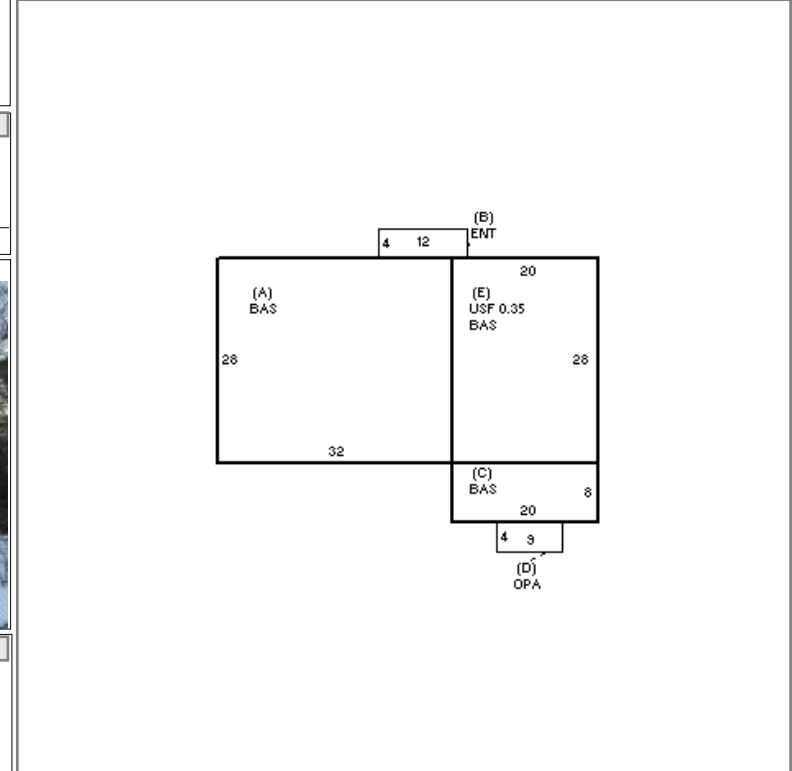
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	26,300	CIM	8-B	1.00	274,040	1.36	A	1.00	C01	0.85	225,530

TOTAL	26,300 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	225,500	216,900
St Ind	ELDRIDGE		BUILDING	105,800	102,100			
Infl	AVERAGE		DETACHED	1,200	1,300			
			OTHER	0	0			
						TOTAL	332,500	320,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10	1995	80	22.01	1,200



BLDG COMMENTS  
(HEAT PUMP)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2008	JH
MODEL	6		CIM-6	LIST	3/12/2008	JH
STYLE	20	1.04	OFFICE BUILDING [51%]	REVIEW	3/17/2008	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.350
NET AREA	1,812	DETAIL ADJ	1.040
\$NLA(RCN)	\$80	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.35	1.00
% HEATED		50	.97
% AIR COND		50	1.02
% SPRINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	896	1980	78.91	70,699
EXT. COVER	4	VINYL	1.00	B	ENT	N	ENCL ENTRY	48		25.38	1,218
ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BAS AREA	160	1980	78.91	12,625
ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	OPA	N	OPEN PORCH	36		21.61	778
FLOOR COVER	3	WW CARPET	1.00	E	BAS	L	BAS AREA	560	1980	78.91	44,187
INT. FINISH	3	WOOD PANEL	1.05	E	USF	L	UP-STRY FIN	196	1980	78.90	15,465
HEATING/COOL	14	PARTIAL	1.00								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	144,972
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
EFF.YR/AGE	1990 / 33
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$105,800