Key: 5198

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,419

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN DANIEL F & ALICE C CO-TRUSTEES 245 OLD LONG POND ROAD BREWSTER, MA 02631	86-26-0	57 NANUMET DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN DANIEL F & ALICE C	03/03/2008	J	105,000	22718-334
RYAN STEPHEN C & ROSA L &	01/14/2005	F	1	19440-332
RYAN STEPHEN C & ROSA L &	04/12/2001	QS	187,500	13723-120

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	%
		12	CYCLICAL NON		01/07/2011	JH	100	100
241	05/27/2010	3	OUT BUILDING	2,200			100	100
164	04/20/2010	6	DEMO	500			100	100
621	10/21/2004	7	ALTERATIONS	5,815			100	100
		12	CYCLICAL NON		09/12/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,280	13 1.00	A 1.00	A 1.00	219,200	1.79	A 1.00	R03 1.00			236,120

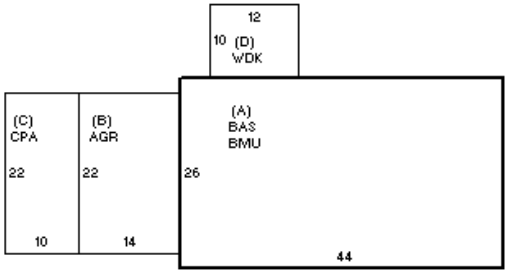
TOTAL	26,280 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	236,100	222,800
BUILDING	285,700	273,700
DETACHED	3,100	3,100
OTHER	0	0
TOTAL	**524,900**	**499,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2010	96	22.01	1,900
PTD	A 1.00	10 0.90	10X16		160	8.55	1,200

PHOTO 02/10/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/10/2021	TCK
LIST	2/10/2021	EST
REVIEW	3/11/2021	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	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	BMU	N	BSMT UNFINISHED	1,144		56.46	64,594
A	BAS	L	BASE AREA	1,144	1974	253.90	290,456
B	AGR	N	ATT GARAGE	308		42.24	13,009
C	CPA	N	CAR PORT	220		16.22	3,568
D	WDK	N	WOOD DECK	120		39.20	4,704
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	396,783
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$285,700		