

Key: 5440

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.657

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
RYONE DEREK T & VOGHELL JENNIFER L 26 OLD CHATHAM ROAD BREWSTER, MA 02631				85-67-0				26 OLD CHATHAM ROAD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				RYONE DEREK T & DRAKE PAUL				01/17/2002	QS	82,000		14713-141	
				TULUMELLO SANTO T & ERNES				11/06/2001	N	54,000		14416-345	
								05/05/1999	H	12248-046			

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	%
232	05/07/2004	12	CYCLICAL NON NEW CONSTRUC	200,000	05/31/2013 04/27/2005	SF JB	100 100	100 100

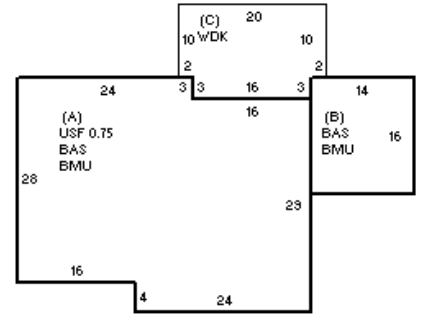
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	20,148	13	1.00	A	1.00	A	1.00			219,200	2.20	A	1.00	R03	1.00						223,110

TOTAL	20,148 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	223,100	210,500			
St Ind	AVERAGE		BUILDING	636,600	608,000			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	862,000	820,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2012	120	21.39	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/6/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	748,940			
NET AREA	2,268	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,392		68.47	95,306	CONDITION ELEM	CD			
\$NLA(RCN)	\$330	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,392	2004	310.59	432,341	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	876	2004	229.28	200,853	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	248		49.39	12,250	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A			
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A			
				HEATING/COOL	9	WARM/CL AIR	1.03													
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2004 / 19	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$636,600	