

Key: 5483

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.700

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CURRENT OWNER		PARCEL ID		LOCATION	
ELDRIDGE JAMES H & ALICE 74 CAPTAIN PERRY ROAD BREWSTER, MA 02631		65-64-0		74 CAPTAIN PERRY ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ELDRIDGE JAMES H & ALICE		08/15/1986	XX	10,000	5249-254

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	%
1071	12/18/2015	7	ALTERATIONS	2,400	05/16/2016	WFF	100	100
536	07/20/2015	5	OTHER	300	03/23/2017	NF	100	100
1019	12/11/2014	7	ALTERATIONS	2,035	06/12/2015	MW	100	100
1009	12/05/2014	7	ALTERATIONS	4,000	06/12/2015	MW	100	100

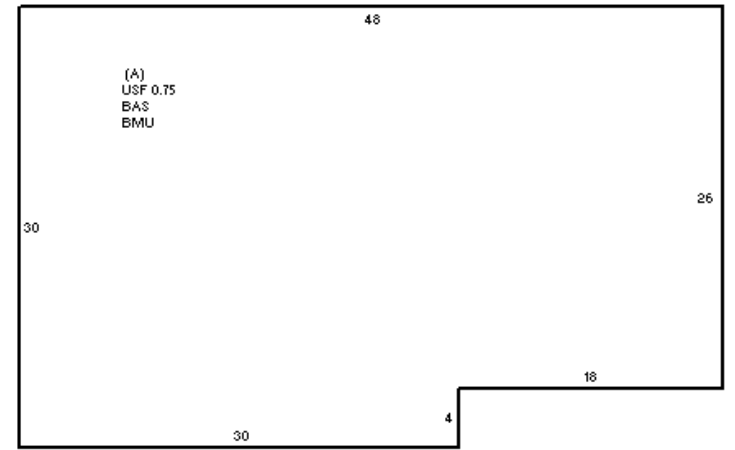
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	207,144	1.00	10	0.90	R04	1.05	286,660
300	A	1,463	12 1.00	A 1.00	A 1.00	12,600	1.00	A	1.00	R04	1.05	18,430

TOTAL	2.840 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE T=POWER LINES	LAND	305,100	287,800			
St Ind	AVERAGE		BUILDING	479,700	458,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	784,800	746,600			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	2/26/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/12/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/30/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,394	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,034
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
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	BMU	N	BSMT UNFINISHED	1,368		55.97	76,566
A	BAS	L	BASE AREA	1,368	1986	253.90	347,328
A	USF	L	UPPER STORY FIN	1,026	1986	181.63	186,357
	F22	O	FPL 2S 2OP	1		12,846.20	12,846

TOTAL RCN	631,132	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1986 / 37	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$479,700	