

Key: 6021

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.250

LEGAL

LAND

DETACHED

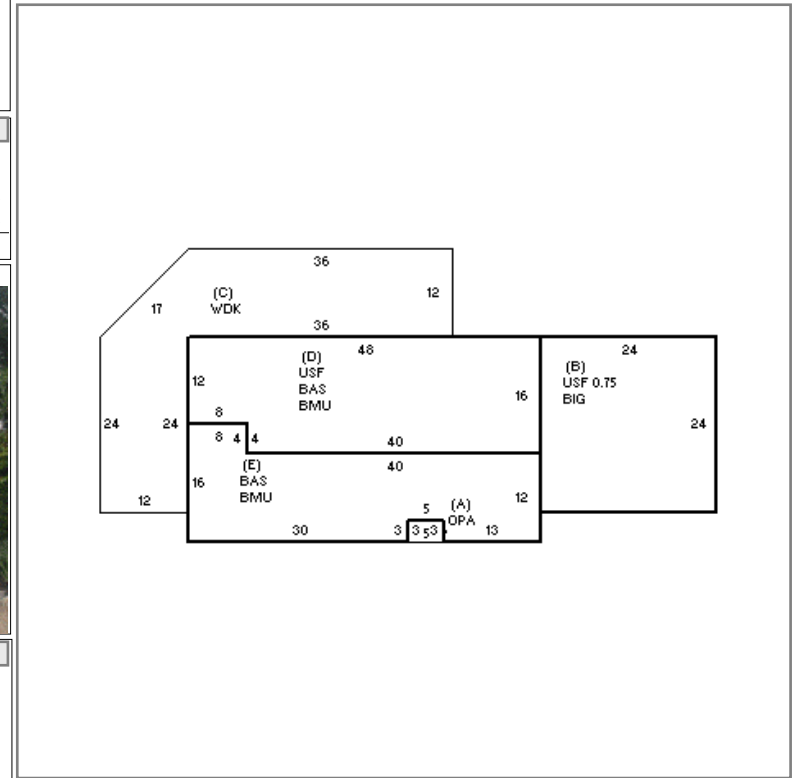
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
YERBY CAROL A TRUSTEE 40 CRANES LANE REALTY TRUST 40 CRANES LANE BREWSTER, MA 02631				34-18-0				40 CRANES LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
YERBY CAROL A TRUSTEE				12/02/2020	F		1 33535-202					
YERBY KRISTEN & CAROL A				04/12/2019	QS	630,000	31949-84					
WRIGHT GORDON L & CAROL A				05/23/2018	F		1 31287-293					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,775	12	1.00	12F 1.00	A 1.00						226,360

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	%
213	03/19/2020	7	ALTERATIONS	2,974	07/10/2020	MR	100	100
899	10/16/2019	77	SOLAR PANELS	27,000	07/10/2020	MR	100	100
	04/12/2019	15	SALE REVIEW	630,000	03/05/2020	JMG	100	100
	01/24/2018	7	ALTERATIONS	1,500	07/25/2019	NF	100	100
72		14	CYCLICAL GRO		10/17/2017	NF	100	100

TOTAL	21,775 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	226,400	213,600
St Ind	LELAND/CRANE		BUILDING	657,700	628,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						884,100	842,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/24/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	7/21/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
23 SOLAR PANELS

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	811,986		
NET AREA	2,497	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	15		58.85	883	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	576		57.28	32,991	EXTERIOR	A		
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	1,168	1988	207.56	242,427	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	792		46.14	36,541	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,329		63.96	84,999	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,329	1988	290.13	385,584	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			11,947.70	11,948				
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,842.50	2,843				
																		EFF_YR/AGE	1995 / 28
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$657,700