**Key: 6080**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,311

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BANIS FELIX G II & KATHLEEN V.<br>21 RANNEY LANE<br>BREWSTER, MA 02631 | 34-2-0 | 21 RANNEY LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BANIS FELIX G II & KATHLE | 09/14/1983 | XX | 13,500 | (93678) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 717 | 08/04/2021 | 7 | ALTERATIONS | 7,300 | 05/06/2022 | TCK | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 01/15/2008 | JH | 100 | 100 |
| 627 | 11/05/1997 | 2 | ADD | 10,000 | 08/14/2014 | RJM | 100 | 10 |
| 333 | 09/28/1989 | 2 | ADD | | 03/14/1991 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,980 | 12 1.00 | 12F 1.00 | A 1.00 | 219,200 | 1.86 | A 1.00 | R03 1.00 | | | 233,280 |

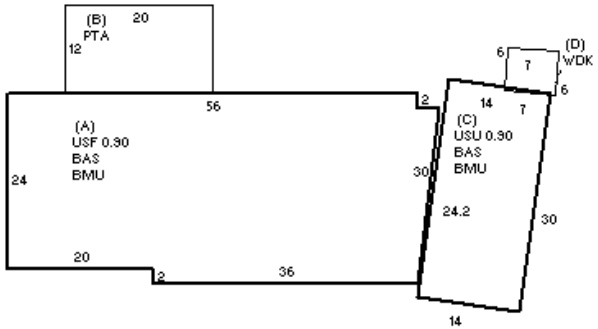
| TOTAL | 24,980 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 12 | NOTE | | | |
| St Ind | LELAND/CRANE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 233,300 | 220,100 |
| BUILDING | 618,300 | 591,500 |
| DETACHED | 400 | 400 |
| OTHER | 0 | 0 |
| TOTAL | **852,000** | **812,000** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHM | L 0.80 | 60 0.40 | 8X10 | | 80 | 12.84 | 400 |

PHOTO 05/06/2022




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.05 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/17/2017 | NF |
| LIST | 2/1/2013 | SF |
| REVIEW | 5/24/2022 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1984 | SIZE ADJ | 0.980 |
| NET AREA | 3,179 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $256 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.9 | 1.00 |
| ROOMS | 10 | 1.00 |
| BEDROOMS | 6 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $12,285 |
| GARAGE SPACES | 1 | 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 | 3 | GAMBREL | 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 | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,872 | | 51.30 | 96,036 |
| A | BAS | L | BASE AREA | 1,452 | 1984 | 238.43 | 346,200 |
| A | USF | L | UPPER STORY FIN | 1,307 | 1984 | 173.74 | 227,074 |
| B | PTA | N | PATIO | 240 | | 14.72 | 3,534 |
| C | BAS | L | BASE AREA | 420 | 1998 | 238.43 | 100,140 |
| C | USU | N | UPPER STORY UNF | 378 | | 58.07 | 21,950 |
| D | WDK | N | WOOD DECK | 42 | | 40.33 | 1,694 |
| | BMG | O | BSMT GARAGE | 1 | | 4,576.00 | 4,576 |

| TOTAL RCN | 813,487 |
|---|---|
| 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 | $618,300 |