

Key: 6097

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.330

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BOUTIN MARK A & KIMBERLY M 28 RANNEY LANE BREWSTER, MA 02631				24-32-0				28 RANNEY LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BOUTIN MARK A & KIMBERLY				06/28/2018	QS	450,000 (216595)						
TETREULT MARC J & JEANNE				05/30/2003	A	100 (169351)						
TETREULT MARC J				01/31/2000	QS	155,500 (156485)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,900	12	1.00	12F 1.00	A	1.00					239,530

LAND

TOTAL	27,900 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE STU=WATER-ELEC-HALF BATH				LAND	239,500	226,000
St Ind	LELAND/CRANE		LAND	377,500	356,600			
Infl	AVERAGE		DETACHED	59,000	58,400			
			OTHER	0	0			
						TOTAL	676,000	641,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.80	10 0.90	12X10	2002	120	38.50	4,200
GFU	G	1.20	10 0.90	28X38	2007	1,064	53.88	51,600
HTB	A	1.00	20 0.80			1	4,058.10	3,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2007	JH
MODEL	1		RESIDENTIAL	LIST	7/18/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	8/1/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
1/2 BATH IN GARAGE
3 Bedroom Septic
BMF (Est)

G

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,250
NET AREA	1,449	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	864		61.95	53,525		
\$NLA(RCN)	\$338	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	257		42.35	10,884		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	864	1971	289.88	250,460		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	585	1971	195.01	114,082		
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	120		52.50	6,300		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	812		41.16	33,422		
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O		FPL 2S 1OP	1		10,658.60	10,659		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	V
																BATHS	G
																HEAT/ELEC	A
																EFF.YR/AGE	1987 / 36
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$377,500

