

Key: 635

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 657

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
JEROME RYAN R & COURTNEY C TRUSTEES 390 GOODRICH STREET LUNENBERG, MA 01462		79-37-0	78 GRANDFATHERS LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
JEROME RYAN R & COURTNEY		09/12/2022	F	1	35359-46	
JEROME RYAN R G & COURTNE		01/15/2021	QS	1,450,000	33690-3	
CUMMINGS PAUL E &		04/12/2001	F		13720-298	

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	%
182	01/15/2021	15	SALE REVIEW	1,450,000	02/01/2022	JMG	100	100
32	03/27/2007	3	OUT BUILDING	4,000	07/12/2007	JH	100	100
135	02/03/2004	7	ALTERATIONS	35,000			100	100
31	03/16/2001	5	OTHER	5,000	06/27/2002	LB	100	100
	01/16/2001	2	ADD	110,000	06/27/2002	LB	100	100

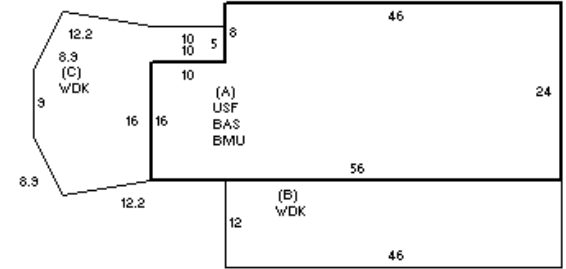
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	5	1.00	A	1,139,840	2.47	A	1.00	BGD	5.20	1,130,940

TOTAL	17,511 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,130,900	1,067,000
St Ind	AVERAGE		BUILDING	529,300	506,800			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	1,662,200	1,575,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10	2007	100	22.01	2,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/2/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/1/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1957	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	725.021		
NET AREA	2,528	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,264		59.17	74,797	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,264	1957	268.44	339,306	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,264	2002	183.87	232,408	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	946		42.69	40,383	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		3,368.80	6,738	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,054.40	11,054	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05		GFP	O	GAS FIREPLACE	1		3,404.20	3,404				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,629.90	2,630				
																		EFF.YR/AGE	1980 / 43
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$529,300