

Key: 652

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 673

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WESLEY RONALD D & WESLEY BETH EDDINGER 263 FOSTER ROAD BREWSTER, MA 02631				79-20-0				263 FOSTER ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WESLEY RONALD D & VARGO PATRICIA B CCB&T CO TRUSTEE				10/05/2007	QS	800,000	22389-139	
						12/15/2006	F		21613-004			
						08/07/1998	F	100	11623-313			

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	%
975	10/21/2021	2	ADD	176,142	02/23/2023	TCK	100	100
340	05/18/2018	3	OUT BUILDING	2,000	07/08/2019	NF	100	100
441	06/16/2015	7	ALTERATIONS	1,150	04/25/2016	WFF	100	100
1058	12/30/2014	7	ALTERATIONS	1,695	06/12/2015	MW	100	100
NP		12	CYCLICAL NON		09/20/2007	JH	100	100

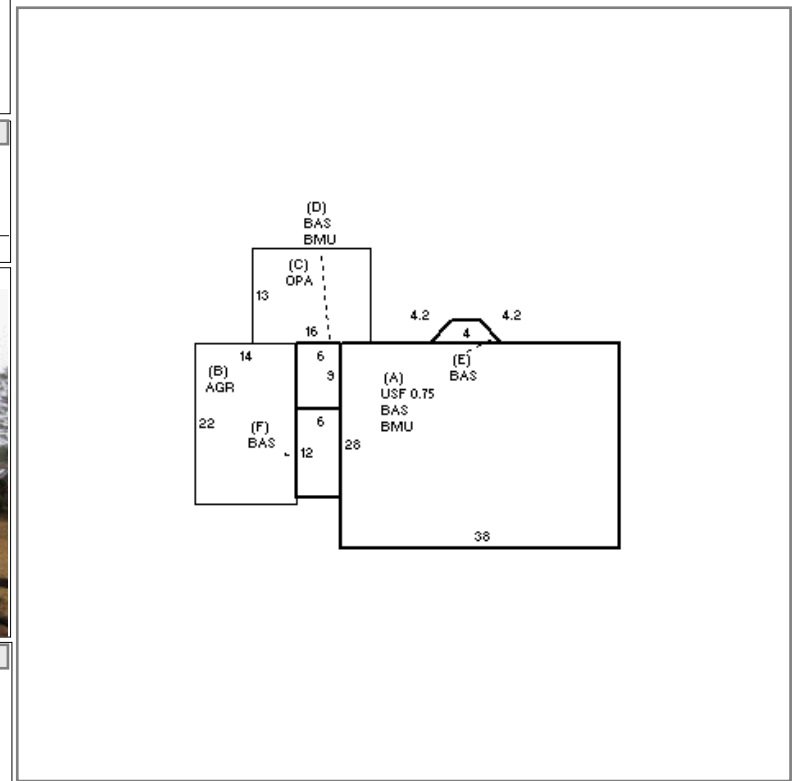
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,058	5	1.00	A	1.00	A	1.00	767,200	2.31	A	1.00	BA-	3.50			773,830

TOTAL	19,058 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	773,800	730,100
St Ind	AVERAGE		BUILDING	484,600	463,300			
Infl	AVERAGE		DETACHED	5,200	5,100			
			OTHER	0	0			
TOTAL						TOTAL	1,263,600	1,198,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 25X22		550	6.75	2,600
SHF	A	1.00	01 1.00 10X12	2018	120	21.39	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/23/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,825				
NET AREA	2,009	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,118		59.29	66,282	CONDITION ELEM	CD				
\$NLA(RCN)	\$291	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	798	1966	193.04	154,047	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	308		44.35	13,660	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	208		52.50	10,920	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,139	1966	258.83	294,802	BATHS	V				
				INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	72	2021	258.83	18,635	HEAT/ELEC	V				
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	O	FPL 2S 1OP	1		10,658.60	10,659						
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,535.80	2,536						
																		EFF.YR/AGE	1999 / 24		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$484,600		