

Key: 6806

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.033

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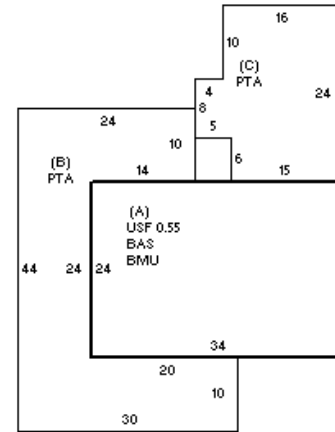
CURRENT OWNER				PARCEL ID				LOCATION				
RYAN MICHAEL P C/O SULLO VINCENT M & RACHEL B 728 GREAT FIELDS ROAD BREWSTER, MA 02631				52-53-0				728 GREAT FIELDS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SULLO VINCENT M & RACHEL				04/12/2024	QS	639,000	(235638)					
RYAN MICHAEL P				04/20/2018	QS	374,999	(215950)					
RAMSAY KRISTOPHER S & ANN				05/10/2013	QS	275,050	(200304)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,235	14	1.00	A	197,280	2.50	A	1.00	RM3	0.90	195,400

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	%
SR22-34	08/10/2022	3	OUT BUILDING	12,415	04/12/2023	MR	100	100
	04/20/2018	15	SALE REVIEW	374,999	03/15/2019	JMG	100	100
		14	CYCLICAL GRO		09/14/2017	NF	100	100
555	11/04/2010	3	OUT BUILDING	2,300	12/22/2010	MR	100	100
NP		12	CYCLICAL NON		06/21/2007	JH	100	100

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TOTAL	17,235 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	N O T E				LAND	195,400	184,300
St Ind	AVERAGE		LAND	312,400	298,700			
Infl	AVERAGE		BUILDING	5,600	5,500			
			OTHER	0	0			
						TOTAL	513,400	488,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2010	80	22.01	1,600
SHF	A	1.00	01 1.00 12X16	2022	192	20.77	4,000



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BUILDING	CD	ADJ	DESC	MEASURE	9/14/2017	NF
MODEL	1		RESIDENTIAL	LIST	6/21/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
3 Bedroom Septic

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,516		
NET AREA	1,265	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		60.18	49,107	CONDITION ELEM	CD		
\$NLA(RCN)	\$309	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	816	1978	281.60	229,787	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	449	1978	189.44	85,058	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	780		12.16	9,488	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	410		12.97	5,319	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,127.50	5,128	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1993 / 30
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$312,400