

Key: 6837

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.064

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
RYLANDER RAE H 39 DONAHUE ROAD BREWSTER, MA 02631		52-69-0		39 DONAHUE ROAD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		RYLANDER RAE H		11/02/1984	XX		(98893)

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 %
393	05/31/2012	14	CYCLICAL GRO		08/07/2017	NF	100 100
300	05/22/2008	7	ALTERATIONS	1,500	01/23/2013	SF	100 100
NP		7	ALTERATIONS	6,000	03/11/2009	JH	100 100
204	04/11/2002	12	CYCLICAL NON		06/19/2007	JH	100 100
		2	ADD	1,400	05/22/2003	TN	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	25,840	14	1.00	A	1.00	A	1.00	252,080	1.81	A	1.00	R03	1.15								270,570

TOTAL	25,840 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	270,600	277,500
St Ind	AVERAGE		BUILDING	323,000	304,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>593,600</b>	<b>582,400</b>

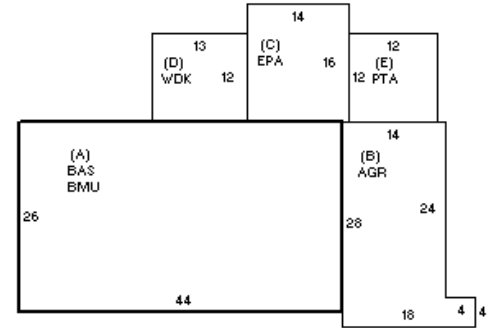
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	10/26/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
\$NLA(RCN)	\$376	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$4,095
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		59.29	67,824
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,144	1983	266.59	304,979
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	408		42.54	17,357
ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	224		76.07	17,041
FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	156		41.16	6,421
INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	144		16.70	2,405
HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O		FPL 1S 1OP	1		8,018.90	8,019
FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	430,675
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$323,000