Key: 6910

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,137

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KETCHUM ERNEST F & KATHLEEN G 55 ANNE WAY BREWSTER, MA 02631	52-83-0	55 ANNE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KETCHUM ERNEST F & KATHLE	07/27/1995	QS	115,000	(137836)
HODGES CAROLYN S	05/15/1995	H	100	(137167)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

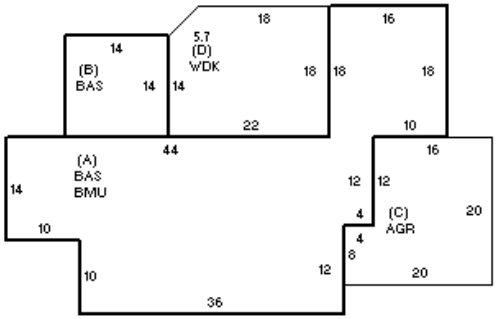
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
695	07/15/2014	7	ALTERATIONS	2,600	06/02/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,730	14 1.00	A 1.00	A 1.00	252,080	2.15	A 1.00	R03 1.15			258,140

TOTAL	20,730 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	258,100	264,700
BUILDING	354,400	339,400
DETACHED	0	0
OTHER	0	0
TOTAL	**612,500**	**604,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/01/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/1/2017	NF
LIST	6/18/2007	JH
REVIEW	10/26/2017	TD

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$330	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,340		55.97	74,998
+	BAS	L	BASE AREA	1,536	1974	248.82	382,184
C	AGR	N	ATT GARAGE	352		42.62	15,001
D	WDK	N	WOOD DECK	388		40.38	15,666
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN 506,237

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1974 / 49

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $354,400