

Key: 702

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 723

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID			LOCATION			CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
BRATTAN ROBERT F & NANCY J TRUSTEES ROBERT F BRATTAN REVOCABLE TRUST 74 HARBORVIEW DRIVE RYE, NH 03870		79-73-0			28 GRANDFATHERS LANE			1010	100	SINGLE FAMILY			1	1 of 1	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BRATTAN ROBERT F & NANCY		09/07/2023	F	1 35975-121			23-709	06/06/2023	7	ALTERATIONS	989,000	04/23/2024	NF	100	100
BRATTAN ROBERT F & NANCY		11/27/1992	QS	187,500	8329-042		415	05/17/2022	9	HVAC	44,000	04/23/2024	NF	100	100
							1087	12/13/2021	1	NEW CONSTRUC	1,695,000	04/23/2024	NF	75	90
							1066	12/01/2021	6	DEMO	89,000	04/25/2022	TCK	100	100
							126	02/13/2018	7	ALTERATIONS	2,000	07/08/2019	NF	100	100

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	1.00	A	1.00	767,200	2.47	A	1.00
R12	3.50											761,210

TOTAL	17,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE		LAND	761,200	761,200	574,500	
St Ind	AVERAGE			BUILDING	764,400	764,400	357,400	
Infl	AVERAGE			DETACHED	0	0	0	
				OTHER	0	0	0	
				TOTAL	1,525,600	931,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 05/18/2024

BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2023	TCK
MODEL	1		RESIDENTIAL	LIST	4/23/2024	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,007	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
%NLA(RCN)	\$261	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS		ROOF SHAPE	1	GABLE	1.00
STORIES	1.95	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	10	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	4	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	17	\$23,868		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	2	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,040		49.94	101,880
+	BAS	L	BASE AREA	2,325	2021	232.41	540,353
+	USF	L	UPPER STORY FIN	1,682	2021	161.15	271,061
D	OPA	N	OPEN PORCH	283		52.38	14,824
E	CRL	N	BSMT CRAWL	285		31.81	9,066
+	WDK	N	WOOD DECK	570		41.07	23,408
G	CAN	N	CANOPY	40		48.82	1,953
H	BIG	N	BUILT-IN GARAGE	680		49.82	33,878
J	PTA	N	PATIO	214		14.99	3,208
	F11	O	FPL 1S 1OP	1		8,000.50	8,001
	F22	O	FPL 2S 2OP	1		13,065.70	13,066
	ODS	O	OUTDOOR SHOWER	1		2,530.00	2,530

TOTAL RCN	1,047,095
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2021 / 2
COND	2 2 %
FUNC	25 UC
ECON	0
DEPR	27 % GD 73
RCNLD	\$764,400

