Key: 7314

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,543

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MULDOON EDWARD C (LIFE ESTATE &) C/O MULDOON EDWARD C & PATRICIA A PO BOX 909 BREWSTER, MA 02631	72-17-0	41 CAPTAIN BAKER ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MULDOON EDWARD C & PATRIC	01/29/2024	J	100	36199-278
MULDOON EDWARD C (LIFE ES	09/09/2014	F	1	28371-224
MULDOON EDWARD C (LIFE ES	09/09/2014	F	1	28371-222

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

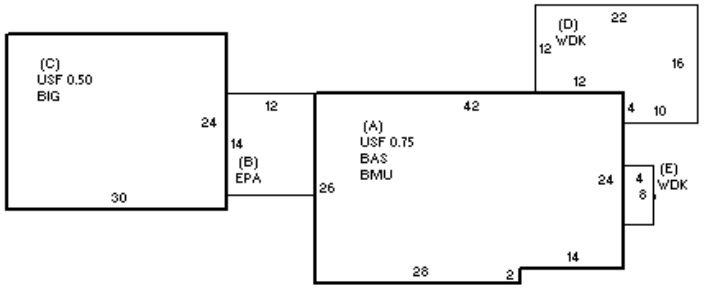
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
831	10/21/2015	7	ALTERATIONS	500	05/09/2016	WFF	100	100
510	07/09/2015	7	ALTERATIONS	12,575	05/09/2016	WFF	100	100
773	11/01/2006	7	ALTERATIONS	4,800	08/11/2007	RJM	100	100
		12	CYCLICAL NON		02/02/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,500	15 1.00	A 1.00	A 1.00	328,800	1.35	A 1.00	R04 1.50			392,350

TOTAL	38,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	392,400	370,200
BUILDING	544,000	520,200
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**938,200**	**892,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12		120	21.39	1,800

PHOTO 03/12/2021

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/12/2021	NF
LIST	8/11/2007	RJM
REVIEW	11/10/2021	EMZ

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,222	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$7,293
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,064		63.35	67,406
A	BAS	L	BASE AREA	1,064	1978	293.17	311,931
+	USF	L	UPPER STORY FIN	1,158	1978	197.86	229,119
B	EPA	N	ENCLOSED PORCH	168		85.81	14,416
C	BIG	N	BUILT-IN GARAGE	720		53.36	38,420
+	WDK	N	WOOD DECK	336		43.98	14,778
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	697,461

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$544,000