

Key: 7499

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.729

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN NANCY L LIFE ESTATE 12 MAPLEWOOD DRIVE WILBRAHAM, MA 01095				95-83-0				150 FREEMANS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN NANCY L				10/27/2022	F	1	35449-74				
RYAN NANCY L				01/15/2020	DC	5737-127					
RYAN EDWARD F & NANCY L				05/22/1987	XX	139,900	5737-127				

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	%
23-129	03/09/2023	7	ALTERATIONS	50,000	05/29/2024	TCK	100	100
178	03/28/2002	12	CYCLICAL NON		06/10/2013	SF	100	100
		7	ALTERATIONS	2,000			100	100

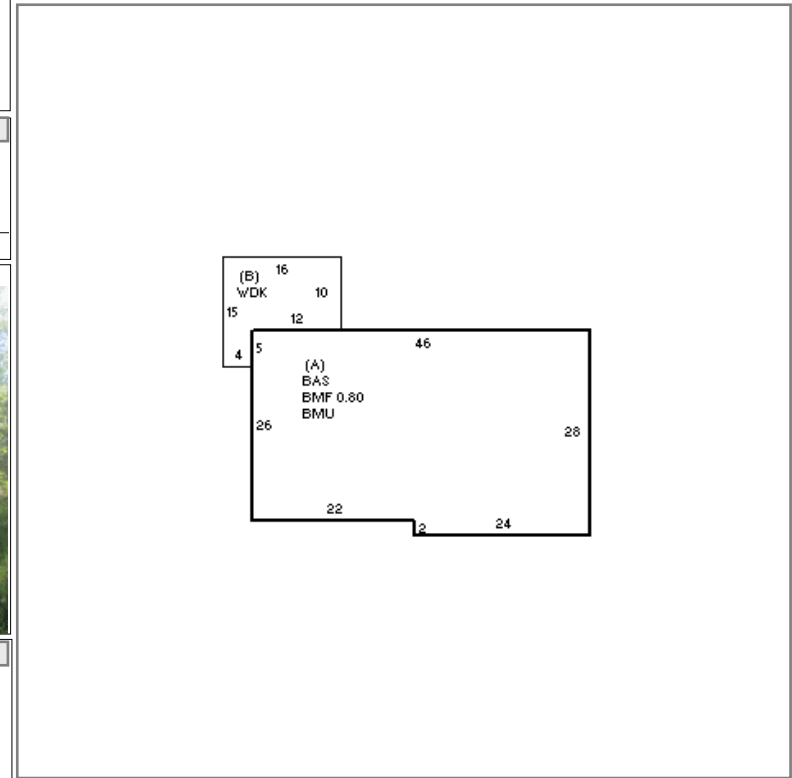
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,279	13	1.00	A	1.00	A	1.00	197,280	2.38	A	1.00	RM2	0.90			197,340

TOTAL	18,279 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	197,300	186,200
St Ind	AVERAGE		LAND	324,500	284,700			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	523,200	472,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400	06/11/2024



BLDG COMMENTS
BMF= FAM RM, OFFICE, GYM; PER PLANS 5/2924



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/6/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/11/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,244	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,244		54.34	67,598
\$NLA(RCN)	\$343	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	995		35.60	35,422
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,244	1986	246.50	306,646
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	180		39.20	7,056
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP			0.00	
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
BATHROOMS	2	1.00		HEATING/COOL	1	FORCED AIR	1.00								
FIXTURES	6	\$7,800		FUEL SOURCE	2	GAS	1.00								
GARAGE SPACES	0	1.00													
% BSMT FIN	80	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	426,937	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF. YR/AGE	1986 / 37	COND	24 24 %
		FUNC	0
		ECON	0
		DEPR	24 % GD 76
RCNLD	\$324,500		