

Key: 7579

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.805

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL F RYAN & AMY M 27 WHITE OAK TRAIL BREWSTER, MA 02631				95-113-0				27 WHITE OAK TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARRELL F RYAN & AMY M				03/31/1999	O	172,500	(152541)				
WOOSTER ROBERT A				03/23/1998	QS	39,000	(147841)				
HOLMAN CLIFTON D JR & FRA							N/A-N/A				

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	%
719	10/06/2006	3	OUT BUILDING	2,000	08/08/2007	JH	100	100
539	09/14/2004	2	ADD	90,000	04/13/2005	JB	100	100
		12	CYCLICAL NON		07/02/2003	JB	100	100
383	06/22/2000	2	ADD	2,000	07/12/2001	SJM	100	100
143	03/30/1999	5	OTHER	6,000	07/12/1999	JB	100	100

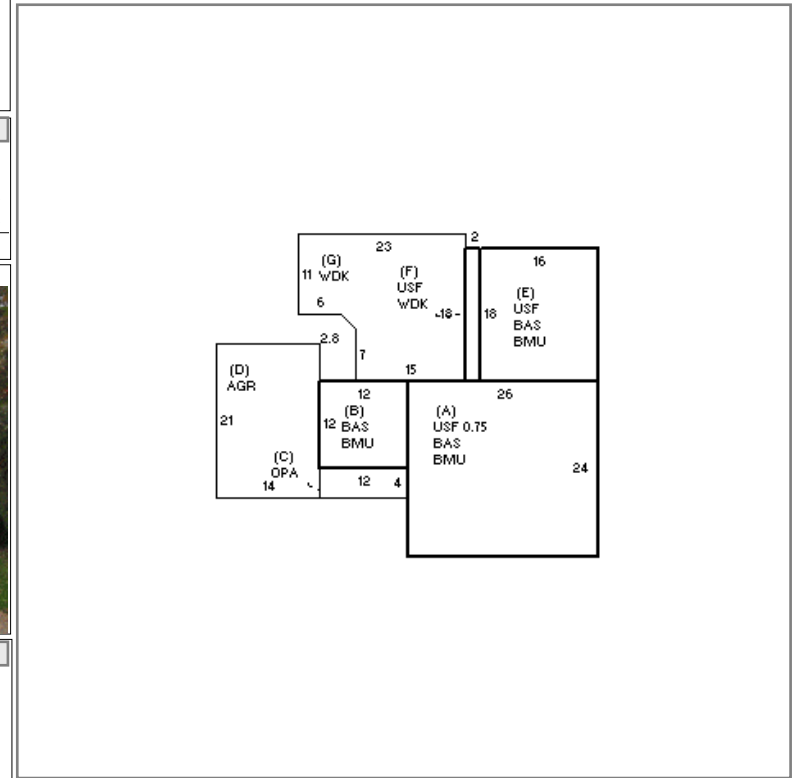
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	38,578	13	1.00	A	1.00	A	1.00	219,200	1.35	A	1.00	R02	1.00			261,750

TOTAL	38,578 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	261,800	246,900
St Ind	AVERAGE		BUILDING	582,400	556,600			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
						TOTAL	846,300	805,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12	2006	120	21.39	2,100



BLDG COMMENTS
INFO @ DOOR 10/26/20



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/8/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/11/2020	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,848	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,056		69.79	73,697
\$NLA(RCN)	\$362	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	768	1998	322.95	248,029
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	468	1998	227.24	106,347
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	48		61.80	2,966
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATT GARAGE	294		53.27	15,661
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	288	2004	322.96	93,012
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	USF	L	UPPER STORY FIN	324	2004	227.24	73,625
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	426		48.45	20,640
									F21	O	FPL 2S 1OP	1		12,546.60	12,547
									GFP	O	GAS FIREPLACE	1		3,863.70	3,864
									ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN	669,440
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$582,400