Key: 7613

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,838

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RITCHIE SUSAN J (LIFE ESTATE) 112 BEACH ROSE LANE BREWSTER, MA 02631	96-72-0	112 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RITCHIE SUSAN J	09/26/2023	F	100	36000-284
RITCHIE SUSAN J	03/10/1993	H	100	8475-168

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

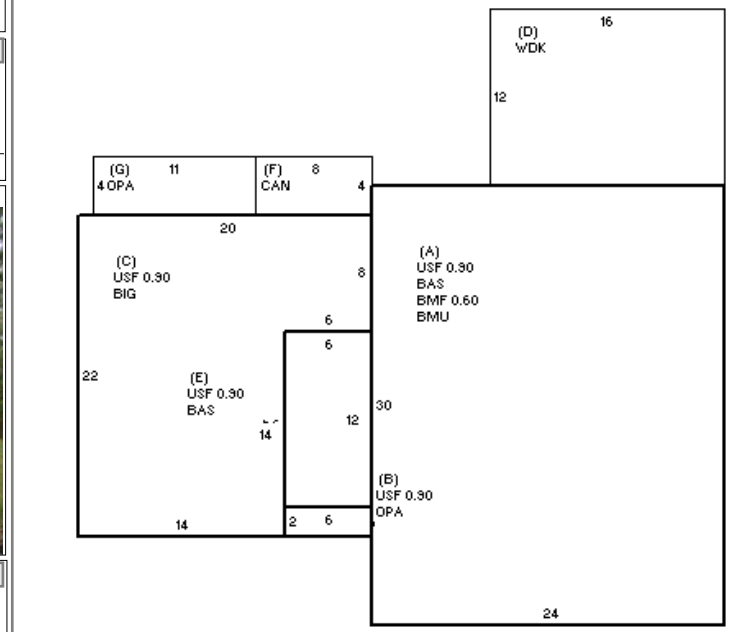
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/21/2013	MR	100	100
222	04/18/2008	2	ADD	1,525	03/12/2009	JH	100	100
677	10/18/2007	7	ALTERATIONS	12,000	07/25/2008	DHT	100	100
521	11/09/1993	2	ADD	25,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,628	13 1.00	A 1.00	A 1.00	219,200	1.05	A 1.00	R02 1.00			299,320

TOTAL	1.300 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	perpetual easement to and from BEACH PLUM LANE		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	299,300	282,400
BUILDING	405,400	382,800
DETACHED	0	0
OTHER	0	0
TOTAL	**704,700**	**665,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/13/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/13/2020	TCK
LIST	2/21/2013	MR
REVIEW	1/12/2021	MR

BLDG COMMENTS
BMF=FAM RM
INFO @ DOOR 10/13/20

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,836	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
GARAGE SPACES	1	1.00
% BSMT FIN	60	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	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		62.30	44,859
A	BMF	N	BSMT FINISH	432		40.34	17,425
+	USF	L	UPPER STORY FIN	1,044	1983	176.34	184,103
+	OPA	N	OPEN PORCH	56		50.00	2,800
C	BIG	N	BUILT-IN GARAGE	356		53.09	18,899
D	WDK	N	WOOD DECK	192		39.20	7,526
+	BAS	L	BASE AREA	792	1983	290.87	230,369
F	CAN	N	CANOPY	32		46.59	1,491
	F21	O	FPL 2S 1OP	1		10,151.00	10,151
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	526,538

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

EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$405,400