Key: 7705

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,933

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ELDREDGE DAVID C & SHEREE L TRUSTEES LULU BIRD TRUST 131 QUASONS PATH BREWSTER, MA 02631	96-93-0	131 QUASONS PATH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ELDREDGE DAVID C & SHEREE	12/23/2020	F	100	(224867)
ELDREDGE DAVID C & SHEREE	12/10/1987	A	100	(112984)

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	%
198	05/21/2009	2	ADD	5,000	01/19/2011	JH	100	100
663	12/22/2008	2	ADD	25,000	04/22/2010	JH	100	100
		12	CYCLICAL NON		03/21/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,139	13 1.00	A 1.00	A 1.00	219,200	1.85	A 1.00	R02 1.00			233,650

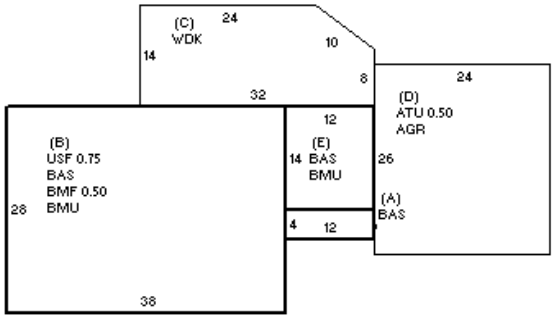
TOTAL	25,139 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	233,700	220,400
BUILDING	600,600	574,200
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**835,400**	**795,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12	2007	96	22.01	1,100

PHOTO 10/23/2020



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	10/23/2020	TCK
LIST	10/23/2020	EST
REVIEW	12/11/2020	MR

BLDG COMMENTS

BMF=FAM RM
INFO @ DOOR 10/23/20

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,078	DETAIL ADJ	1.000
$NLA(RCN)	$357	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,241
GARAGE SPACES	2	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	48	2008	290.13	13,926
+	BMU	N	BSMT UNFINISHED	1,232		63.96	78,795
B	BMF	N	BSMT FINISH	532		47.47	25,256
+	BAS	L	BASE AREA	1,232	1988	290.13	357,441
B	USF	L	UPPER STORY FIN	798	1988	216.39	172,679
C	WDK	N	WOOD DECK	424		46.14	19,563
D	AGR	N	ATT GARAGE	624		43.63	27,223
D	ATU	N	ATTIC UNF	312		62.85	19,610
	F21	O	FPL 2S 1OP	1		11,947.70	11,948
	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843

TOTAL RCN	741,524
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	$600,600