

Key: 7737

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.965

LEGAL AND

CURRENT OWNER		PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
RYAN REBECCA L & CARLSON HALEY A & BAKUNAS ZACHARIAH J 46 JONATHANS WAY BREWSTER, MA 02631		94-59-0				46 JONATHANS WAY				1010	100	SINGLE FAMILY				1	1 of 1	
		TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		RYAN REBECCA L & CARLSON				05/09/2018	F		1	31256-59	481	04/30/2018	16	MLS REVIEW	344,000	03/14/2019	JMG	100
RYAN REBECCA L & CARLSON				04/30/2018	QS	344,000		31233-294	482	07/26/2007	12	CYCLICAL NON		02/19/2013	SF	100	100	
MAY PETER & EILEEN				11/13/2015	QS	302,500		29272-303	8	07/26/2007	3	OUT BUILDING	1,000	09/19/2008	JH	100	100	
										01/05/2005	7	ALTERATIONS	3,090	09/19/2008	JH	100	100	

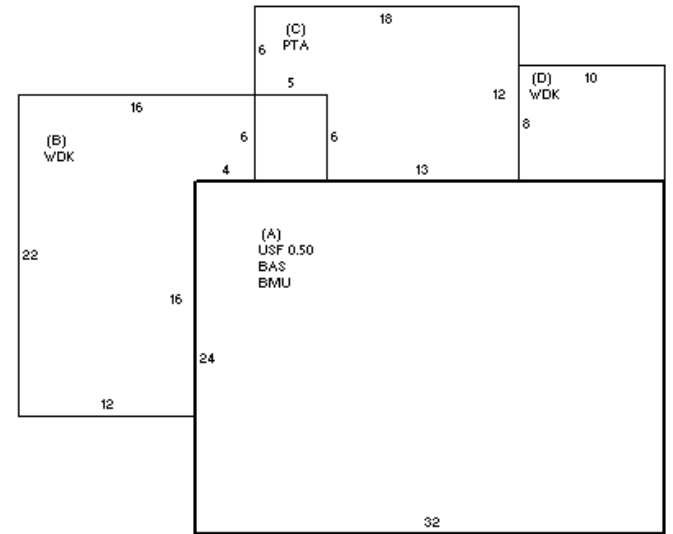
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	15,392	13	1.00	A	1.00	A	1.00			219,200	2.75	A	1.00	R02	1.00		213,120

TOTAL	15,392 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	213,100	201,100
St Ind	AVERAGE		BUILDING	286,800	270,700			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
			TOTAL	502,700	474,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DDK	G	1.20	10 0.90	3X12	2007	36	15.00	500
SHF	G	1.20	10 0.90	8X12	2007	96	26.41	2,300



BLDG COMMENTS
INFO @ DOOR 10/28/20



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/28/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$336	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.5	1.00
ROOMS	6		1.00
BEDROOMS	2		1.00
BATHROOMS	1		1.00
FIXTURES	3		\$4,017
GARAGE SPACES	0		1.00
% BSMT FIN	0		1.00
# 1/2 BATHS	0		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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		64.17	49,285
A	BAS	L	BASE AREA	768	1965	299.60	230,090
A	USF	L	UPPER STORY FIN	384	1965	191.30	73,458
+	WDK	N	WOOD DECK	368		40.38	14,859
C	PTA	N	PATIO	186		15.56	2,894
	F21	O	FPL 2S 10P	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	387,545
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$286,800