Key: 7755

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,983

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COURTNELL RUTH & CHILD DONALD 22 AUNT MOLLS RIDGE ROAD BREWSTER, MA 02631	94-57-0	22 AUNT MOLLS RIDGE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COURTNELL RUTH &	06/28/2011	F	1	25533-195
BISHOP RICHARD C	06/28/2011	F	1	25533-193
COURTNELL RUTH &	05/13/2011	QS	418,000	25446-285

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

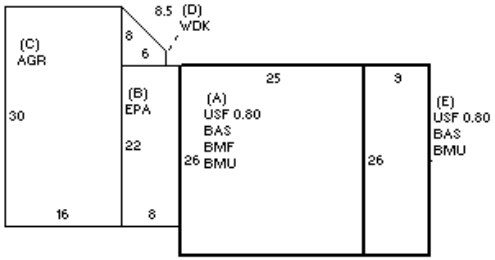
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-463	05/20/2024	7	ALTERATIONS	29,210			0	0
593	06/25/2019	7	ALTERATIONS	4,000	07/11/2019	TCK	100	100
802	09/17/2018	7	ALTERATIONS	10,000	07/11/2019	TCK	100	100
1066	12/11/2013	7	ALTERATIONS	1,500	08/19/2014	RJM	100	100
		12	CYCLICAL NON		02/21/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	13 1.00	A 1.00	A 1.00	219,200	2.66	A 1.00	R02 1.00			214,530

TOTAL	16,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	214,500	202,400
BUILDING	564,500	533,300
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**781,300**	**738,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12X10	2011	120	21.39	2,300

PHOTO 07/11/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/8/2020	REF
LIST	9/5/2003	JB
REVIEW	1/12/2021	MR

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	1,591	DETAIL ADJ	1.000
$NLA(RCN)	$413	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.8	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$15,023
GARAGE SPACES	1	1.00
% BSMT FIN	74	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	884		75.76	66,968
A	BMF	N	BSMT FINISH	650		48.27	31,376
+	BAS	L	BASE AREA	884	2001	354.49	313,367
+	USF	L	UPPER STORY FIN	707	2001	236.06	166,896
B	EPA	N	ENCLOSED PORCH	176		98.20	17,283
C	AGR	N	ATT GARAGE	480		50.91	24,438
D	WDK	N	WOOD DECK	30		50.33	1,510
	F21	O	FPL 2S 1OP	1		13,033.90	13,034
	MST	O	MAS/METAL STACK	1		6,454.70	6,455

TOTAL RCN	656,349

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$564,500