

Key: 7756

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.984

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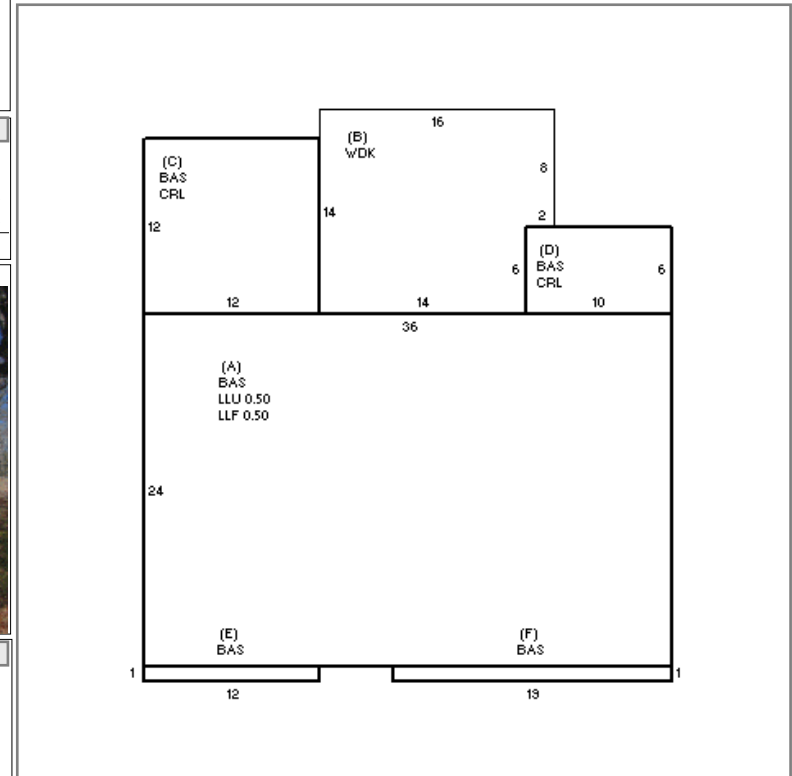
CURRENT OWNER				PARCEL ID				LOCATION				
KIDD LINDA A 35 AUNT MOLLS RIDGE ROAD BREWSTER, MA 02631				95-2-0				35 AUNT MOLLS RIDGE ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KIDD LINDA A				09/09/2019	QS	354,500	32280-78					
TWITE SANDRA				11/20/2018	DC		31679-69					
TWITE G JAMES & SANDRA				10/14/1966	XX		1349-491					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,061	13	1.00	A	1.00	A	1.00	R02	1.00		262,860

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	%
539	07/06/2022	7	ALTERATIONS	3,200	03/06/2023	TCK	100	100
444	07/21/2020	77	SOLAR PANELS	9,850	10/08/2020	TCK	100	100
	09/09/2019	16	MLS REVIEW	354,500	06/18/2020	JMG	100	100
		12	CYCLICAL NON		02/21/2013	SF	100	100
673	12/11/1998	5	OTHER	700			100	100

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TOTAL	39,061 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 13	combined w/M42 Parcel 160 for FY 2004 -- Plan Book 577/37				LAND	262,900	248,000		
St Ind	AVERAGE	N O T E						BUILDING	265,800	254,600
Infl	AVERAGE		DETACHED	1,100	1,000					
						OTHER	0	0		
						<b>TOTAL</b>	<b>529,800</b>	<b>503,600</b>		

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



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BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
LLF=BDRM, FAM RM  
18 SOLAR PANELS  
INFO @ DOOR 10/8/20

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,726
NET AREA	1,531	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	432	1966	124.46	53,765	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	0.910	EXT COVER	1	WD SHINGLE	1.00	A	LLU	N	LOWER LEVEL UNF	432		81.28	35,113	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	212		35.67	7,562	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	144		27.63	3,979	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	CRL	N	BSMT CRAWL	60		27.63	1,658	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,099	1966	237.77	261,314	HEAT/ELEC	G
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	O	FPL 2S 1OP	1		9,237.40	9,237		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,098														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1973 / 50
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$265,800