Key: 7812

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,040

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FASSER STUART S **83 AUNT MOLLS RIDGE ROAD** **BREWSTER, MA 02631**	**95-4-0**	**83 AUNT MOLLS RIDGE ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FASSER STUART S	05/01/2000	QS	163,500	12981-125
MARTIN AUDREY S	05/05/1969	XX		1435-713

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	%
24-685	08/07/2024	7	ALTERATIONS	2,450			0	0
297	05/11/2006	7	ALTERATIONS	3,960	08/10/2007	JH	100	100
		12	CYCLICAL NON		09/05/2003	JB	100	100
530	09/06/1994	5	OTHER	2,870			100	100

LAND

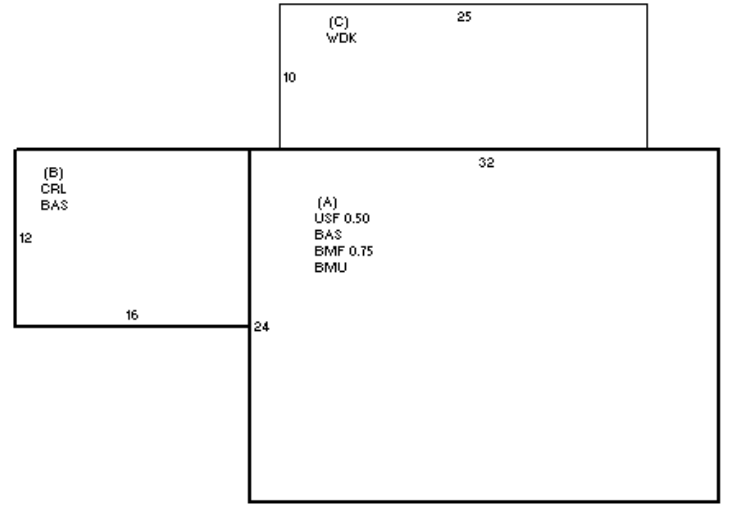
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,000	13 1.00	A 1.00	A 1.00	219,200	1.41	A 1.00	R02 1.00			256,280

TOTAL	36,000 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	256,300	241,800
BUILDING	298,000	285,600
DETACHED	0	0
OTHER	0	0
TOTAL	**554,300**	**527,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/08/2020

BLDG COMMENTS

BUILDING

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

MEASURE	10/8/2020	TCK
LIST	8/10/2007	JH
REVIEW	10/20/2020	EMZ

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	1.00
% BSMT FIN	75	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BMF	N	BSMT FINISH	576		41.14	23,698
A	USF	L	UPPER STORY FIN	384	1968	189.44	72,744
+	BAS	L	BASE AREA	960	1968	271.54	260,682
B	CRL	N	BSMT CRAWL	192		30.97	5,947
C	WDK	N	WOOD DECK	250		39.98	9,996
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	444,719

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

EFF.YR/AGE	1968 / 55

COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67

RCNLD	$298,000