Key: 7828

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,056

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GANSS JOHN & LYNN 290 FREEMANS WAY BREWSTER, MA 02631	95-179-0	290 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GANSS JOHN & LYNN	01/27/1989	QS	129,900	6609-186

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	%
		12	CYCLICAL NON		05/29/2013	SF	100	100
583	10/07/2004	7	ALTERATIONS	5,500			100	100
703	11/19/2001	7	ALTERATIONS	3,500			100	100
337	06/19/1998	8	YARD ITEMS	600			100	100
232	06/09/1993	5	OTHER	2,390			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,500	13 1.00	A 1.00	A 1.00	197,280	2.09	A 1.00	RM2 0.90			203,460

TOTAL	21,500 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

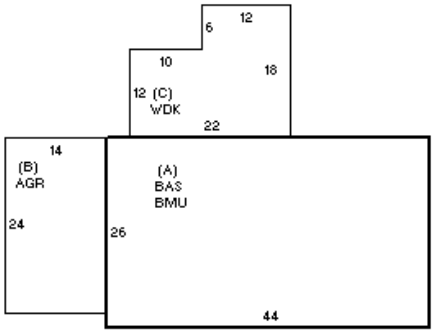
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	192,000
BUILDING	277,600	262,000
DETACHED	4,100	4,100
OTHER	0	0
TOTAL	**485,200**	**458,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	4X8		32	22.94	500
SHF	G 1.20	30 0.70	8X12		96	26.41	1,800
SHF	A 1.00	10 0.90	8X6		48	22.94	1,000
PTD	A 1.00	20 0.80	10X10		100	10.35	800

PHOTO 11/09/2020



BLDG COMMENTS

BUILDING

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

MEASURE	11/9/2020	TCK
LIST	11/9/2020	EST
REVIEW	12/22/2020	MR

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$357	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		59.29	67,824
A	BAS	L	BASE AREA	1,144	1969	266.59	304,979
B	AGR	N	ATT GARAGE	336		44.35	14,902
C	WDK	N	WOOD DECK	336		41.16	13,830
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 408,165

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

EFF.YR/AGE 1969 / 54

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $277,600