Key: 7916

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,144

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELEEDY KATHLEEN M 45 EBENEZER LANE BREWSTER, MA 02631	95-87-0	45 EBENEZER LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELEEDY KATHLEEN M	06/25/2021	U	350,000	34240-173
GIEHLER ALBERT JR	08/31/1990	QS	135,000	7280-289

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

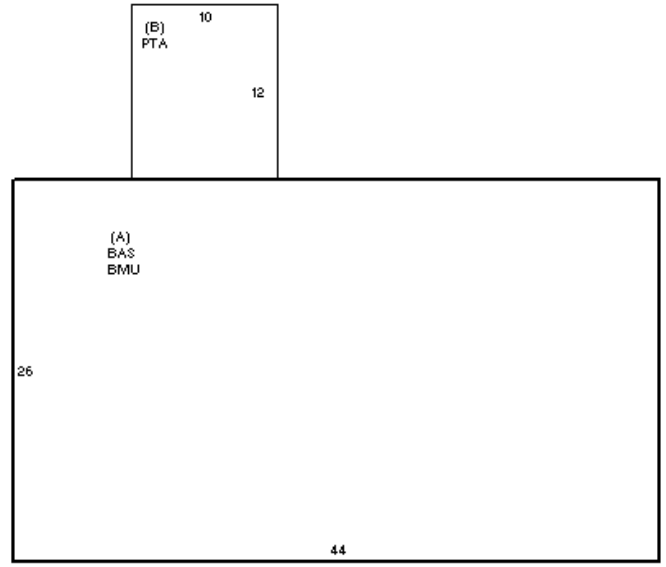
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/25/2021	15	SALE REVIEW	350,000	04/07/2022	JMG	100	100
		12	CYCLICAL NON		02/19/2013	SF	100	100
381	07/01/2004	7	ALTERATIONS	600			100	100
202	05/17/1993	3	OUT BUILDING	1,200	01/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,400	13 1.00	A 1.00	A 1.00	219,200	2.75	A 1.00	R03 1.00			213,140

TOTAL	15,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,100	201,100
BUILDING	275,100	259,800
DETACHED	900	900
OTHER	0	0
TOTAL	**489,100**	**461,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 8		80	22.01	900

PHOTO 10/16/2020

BLDG COMMENTS

INFO @ DOOR 10/16/20

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	10/16/2020	TCK
LIST	7/8/2003	JB
REVIEW	1/14/2021	MR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$329	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	1	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	2	SOFTWOOD	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	1,144		56.46	64,594
A	BAS	L	BASE AREA	1,144	1979	253.90	290,456
B	PTA	N	PATIO	120		15.90	1,908
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	376,842

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

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$275,100		