Key: 7920

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,148

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUTTMAN BRENDAN J & EILEEN J 95 EBENEZER LANE BREWSTER, MA 02631	95-94-0	95 EBENEZER LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUTTMAN BRENDAN J & EILEE	04/05/2013	QS	295,000	27270-115
SKARUPA JOHN P &	10/31/2011	F	1	25803-6
SKARUPA JOHN P	02/16/2007	QS	275,000	21784-338

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

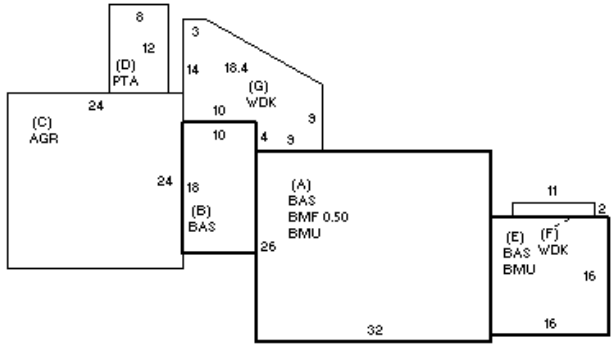
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
212	03/05/2021	7	ALTERATIONS	3,000	04/19/2022	TCK	100	100
295	05/15/2020	2	ADD	260,000	04/19/2022	TCK	100	100
566	07/17/2017	3	OUT BUILDING	3,700	07/03/2018	MR	100	100
218	03/12/2013	7	ALTERATIONS	10,000	08/19/2014	RJM	100	100
		12	CYCLICAL NON		02/19/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,540	13 1.00	A 1.00	A 1.00	219,200	2.73	A 1.00	R03 1.00			213,470

TOTAL	15,540 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,500	201,400
BUILDING	454,900	434,000
DETACHED	1,900	1,900
OTHER	0	0
TOTAL	**670,300**	**637,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2017	96	22.01	1,900

PHOTO 04/19/2022

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	10/16/2020	EST
REVIEW	4/29/2022	MR

BLDG COMMENTS

INFO @ DOOR 10/16/20

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,268	DETAIL ADJ	1.000
$NLA(RCN)	$366	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	2	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
+	BMU	N	BSMT UNFINISHED	1,088		59.29	64,504
A	BMF	N	BSMT FINISH	416		42.35	17,618
A	BAS	L	BASE AREA	832	1975	258.83	215,342
+	BAS	L	BASE AREA	436	2020	258.83	112,848
C	AGR	N	ATT GARAGE	576		39.83	22,939
D	PTA	N	PATIO	96		19.20	1,843
+	WDK	N	WOOD DECK	252		41.16	10,372
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	464,211
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V

EFF.YR/AGE	2021 / 2	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		$454,900