Key: 8255

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,493

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN DANIEL F & ALICE C CO-TRUSTEES 245 OLD LONG POND ROAD BREWSTER, MA 02631	93-39-0	245 OLD LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN DANIEL F & ALICE C	01/03/2006	F	1	20624-326
RYAN ALICE C	01/03/2006	F	1	20624-263
RYAN ALICE C	09/11/2001	H	1	14221-020

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

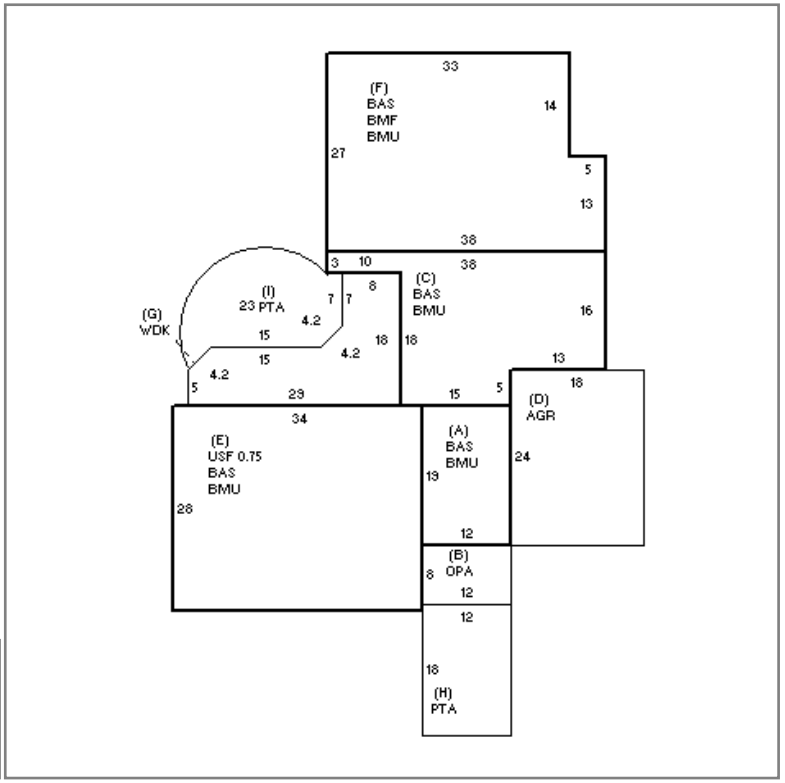
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89	02/09/2015	7	ALTERATIONS	1,900	06/10/2015	MW	100	100
690	09/03/2014	77	SOLAR PANELS	26,000	06/10/2015	MW	100	100
NP		12	CYCLICAL NON		03/06/2013	SF	100	100
768	10/31/2006	2	ADD	15,000	08/13/2007	JH	100	100
489	08/12/2003	5	OTHER	20,000	07/22/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,200	13 1.00	A 1.00	A 1.00	197,280	2.11	A 1.00	RM3 0.90			202,990

TOTAL	21,200 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	203,000	191,500
BUILDING	845,600	809,700
DETACHED	700	700
OTHER	0	0
TOTAL	**1,049,300**	**1,001,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	5X6		30	27.53	700

PHOTO 02/11/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/11/2021	TCK
LIST	2/11/2021	EST
REVIEW	3/11/2021	MR

BLDG COMMENTS
BMF=FAM RM
GENERATOR
21 SOLAR PANELS
INFO AT DOOR (2/11/2021)

YEAR BLT	1970	SIZE ADJ	0.980
NET AREA	3,403	DETAIL ADJ	1.000
$NLA(RCN)	$355	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,354
GARAGE SPACES	1	1.00
% BSMT FIN	35	1.00
# 1/2 BATHS	1	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,689		57.76	155,314
+	BAS	L	BASE AREA	2,689	1970	279.16	750,657
B	OPA	N	OPEN PORCH	96		62.92	6,040
D	AGR	N	ATT GARAGE	432		50.98	22,023
E	USF	L	UPPER STORY FIN	714	1970	231.34	165,176
F	BMF	N	BSMT FINISH	956		44.80	42,826
G	WDK	N	WOOD DECK	312		49.32	15,389
H	PTA	N	PATIO	216		18.01	3,890
I	PTA	N	PATIO	261		18.01	4,700
	F21	O	FPL 2S 1OP	2		12,773.20	25,546
	ODS	O	OUTDOOR SHOWER	1		3,038.80	3,039

TOTAL RCN	1,207,954

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$845,600		