Key: 8275

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,512

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WIK ROBERT W & LAUREN **18 RUTH ROAD** **BREWSTER, MA 02631**	**93-15-0**	**18 RUTH ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WIK ROBERT W & LAUREN	11/03/2003	A	157,500	17883-152
WIK ROBERT W &	11/03/2003	H	1	17883-150
WIK ROBERT W &	11/03/2003	ML		17883-149

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

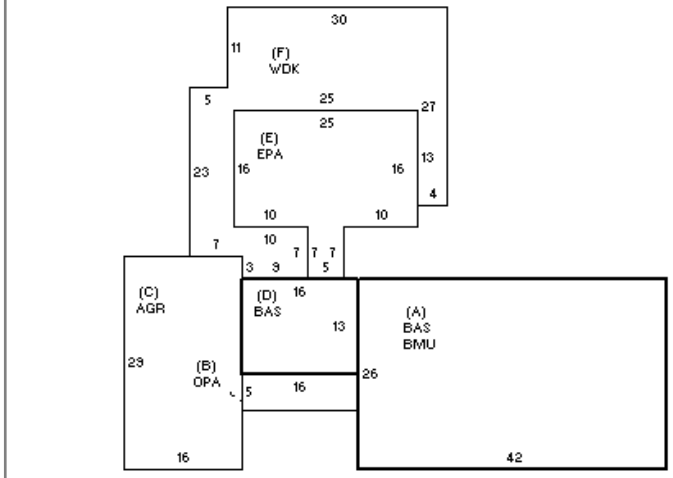
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		02/12/2021	TCK	100	100
57	03/01/2010	2	ADD	10,000	01/04/2011	MR	100	100
281	07/09/2009	2	ADD	50,000	01/04/2011	MR	100	100
157	04/30/2009	7	ALTERATIONS	6,000	04/26/2010	JH	100	100
9	01/09/2006	7	ALTERATIONS	18,000	08/13/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,500	13 1.00	A 1.00	A 1.00	219,200	1.68	A 1.00	R03 1.00			240,720

TOTAL	28,500 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	This is Lot 2 & 3 on Plan Book 153/143 -- these lots were combined years ago for tax purposes		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	240,700	227,100
BUILDING	328,500	310,300
DETACHED	3,500	3,500
OTHER	0	0
TOTAL	**572,700**	**540,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	4,058.10	2,800
SHF	A 1.00	10 0.90	6X6	2010	36	22.94	700

PHOTO 02/12/2021

BLDG COMMENTS

INFO @ DOOR (2/12/21)

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	2/12/2021	TCK
LIST	1/4/2011	MR.
REVIEW	3/18/2021	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,300	DETAIL ADJ	1.000
$NLA(RCN)	$372	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,817
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		57.03	62,275
B	OPA	N	OPEN PORCH	80		50.50	4,040
C	AGR	N	ATT GARAGE	464		40.05	18,583
+	BAS	L	BASE AREA	1,300	1965	248.97	323,655
E	EPA	N	ENCLOSED PORCH	435		65.04	28,294
F	WDK	N	WOOD DECK	674		39.59	26,685
	F11	O	FPL 1S 1OP	1		7,713.40	7,713

TOTAL RCN 483,062

CONDITION ELEM	CD
EXTERIOR	G
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 $328,500