**Key: 8315**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,554

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **HAZEL RYAN**<br>**1637 LONG POND ROAD**<br>**BREWSTER, MA 02631** | **94-107-0** | **1637 LONG POND ROAD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HAZEL RYAN | 09/26/2022 | QS | 625,000 | 35387-340 |
| MURPHY THOMAS J & MICHELE | 12/16/2011 | QS | 260,000 | 25931-125 |
| HOWARD AUDREY L | 10/18/2001 | A | 1 | 14340-079 |

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

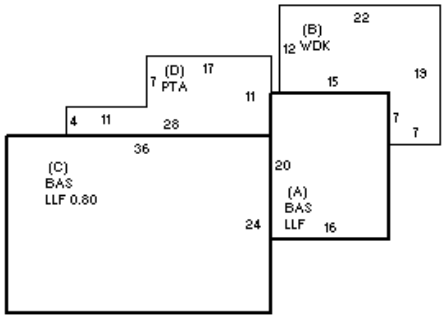
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 24-323 | 04/04/2024 | 7 | ALTERATIONS | 5,000 | | | 0 | 0 |
| 675 | 09/04/2015 | 3 | OUT BUILDING | | 04/13/2016 | WFF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 03/25/2013 | SF | 100 | 100 |
| 780 | 12/30/1999 | 7 | ALTERATIONS | 2,800 | | | 100 | 100 |
| 644 | 10/28/1999 | 7 | ALTERATIONS | 8,968 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,008 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 2.81 | A 1.00 | RM2 0.90 | | | 191,270 |

| TOTAL | 15,008 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 191,300 | 180,500 |
| BUILDING | 372,500 | 356,200 |
| DETACHED | 2,300 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **566,100** | **539,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 10X12 | 2015 | 120 | 21.39 | 2,300 |

PHOTO 11/12/2020

BLDG COMMENTS

LLF=FAM RM/BEDRM/BATH
INFO @ DOOR 11/12/20

## 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 | 11/12/2020 | TCK |
|---|---|---|
| LIST | 6/2/2011 | DHT |
| REVIEW | 6/27/2023 | JMG |

| YEAR BLT | 1976 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,195 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $215 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,878 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 75 | 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 | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | LLF | L | LOWER LEVEL FIN | 1,011 | 1976 | 123.84 | 125,205 |
| + | BAS | L | BASE AREA | 1,184 | 1976 | 256.43 | 303,618 |
| B | WDK | N | WOOD DECK | 313 | | 39.59 | 12,393 |
| D | PTA | N | PATIO | 231 | | 14.45 | 3,339 |
| | F12 | O | FPL 1S 2OP | 2 | | 9,567.25 | 19,135 |

| TOTAL RCN | 471,567 |
|---|---|

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

| EFF.YR/AGE | 1991 / 32 | |
|---|---|---|
| COND | 21 21 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 21 | % GD 79 |
| RCNLD | | $372,500 |