

Key: 8377

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.617

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY RYAN C & ANDI E 243 GREENLAND POND ROAD BREWSTER, MA 02631				83-30-0				243 GREENLAND POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MURPHY RYAN C & ANDI E				08/03/2023	QS	875,000	35922-50					
PIERCE JACK W JR & ROBERT				01/20/2017	O	389,150	30248-299					
PEREWITZ SUSAN M				02/13/2015	H	100	28682-87					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,100	17	1.00	A	1.00	A	1.00	R05	1.15		290,240

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	%
114	08/03/2023	16	MLS REVIEW	875,000	05/31/2024	JMG	100	100
894	02/09/2018	7	ALTERATIONS	24,000	07/22/2019	NF	100	100
385	11/06/2017	7	ALTERATIONS	18,000	07/22/2019	NF	100	100
	05/11/2017	7	ALTERATIONS	89,500	07/22/2019	NF	100	100
	01/20/2017	16	MLS REVIEW	389,150	06/05/2018	JMG	100	100

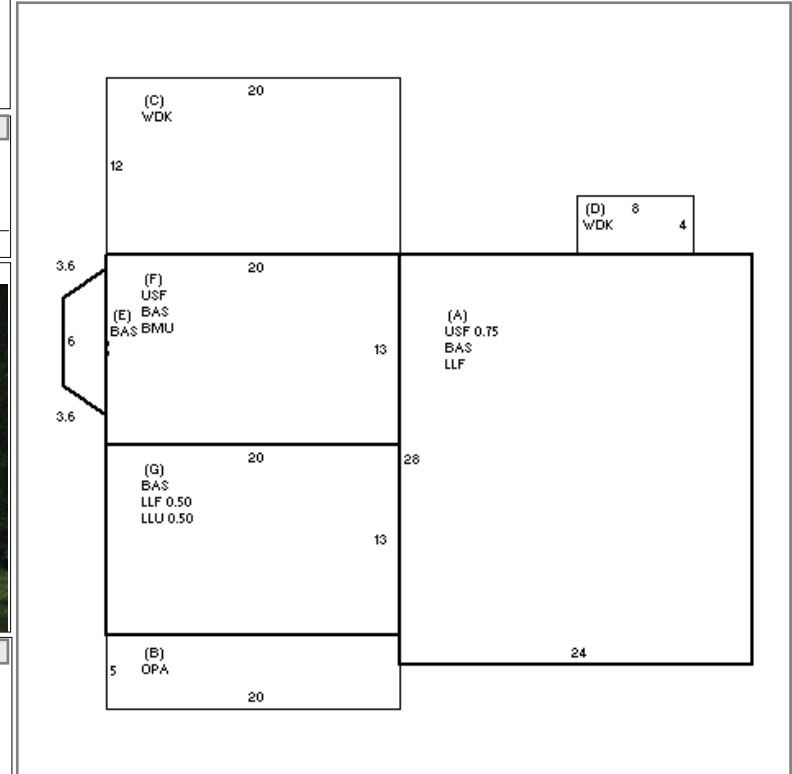
TOTAL	34,100 SF	ZONING		RR		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	290,200	273,800					
St Ind	AVERAGE		BUILDING	584,000	524,100					
Infl	AVERAGE		DETACHED	2,600	2,500					
			OTHER	0	0					
			<b>TOTAL</b>	<b>876,800</b>	<b>800,400</b>					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X12	2002	120	21.39	2,600



BLDG COMMENTS	LLF=FR/BATH
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BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	WFF
MODEL	1		RESIDENTIAL	LIST	7/3/2018	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	5/31/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	0.990
NET AREA	2,782	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	13	\$17,069	
GARAGE SPACES	1	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	802	1987	127.32	102,110
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	764	1987	183.83	140,446
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	100		50.00	5,000
ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	272		39.19	10,661
FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	956	1987	246.48	235,630
INT FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	260		66.84	17,378
HEATING/COOL	8	HEAT PUMP	1.04	G	LLU	N	LOWER LEVEL UNF	130		95.47	12,411
FUEL SOURCE	3	ELECTRIC	0.95	G	BAS	L	BASE AREA	260	1987	246.48	64,084
					BMG	O	BSMT GARAGE	1		4,446.60	4,447
					GFP	O	GAS FIREPLACE	1		3,125.70	3,126
					ODS	O	OUTDOOR SHOWER	1		2,414.80	2,415

TOTAL RCN	614,775
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	E
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$584,000