Key: 8553

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,781

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRYAN JONATHAN R & AMY E 251 CRANVIEW ROAD BREWSTER, MA 02631	20-21-0	251 CRANVIEW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRYAN JONATHAN R & AMY E	09/10/2020	QS	485,000	33247-71
MCDONOUGH DAVID TRUSTEE	01/09/2020	L	400,000	32608-183
CAMPBELL RICHARD & AMANDA	09/29/1992	L	89,000	8226-246

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	%
	09/10/2020	16	MLS REVIEW	485,000	03/09/2021	JMG	100	100
NP		12	CYCLICAL NON		07/16/2007	JH	100	100
23	01/17/2006	2	ADD	160,000	07/16/2007	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	36,125	12 1.00	A 1.00	A 1.00	175,360	1.41	A 1.00	R01 0.80			205,260
350	A	0.149	12 1.00	A 1.00	A 1.00	2,100	1.00	A 1.00	TWP 1.00			310

TOTAL	42,600 SF	ZONING	RR	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

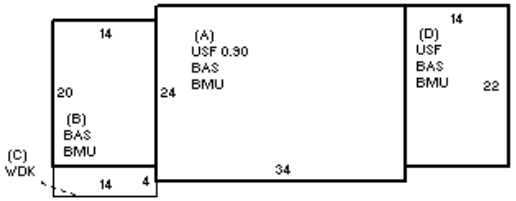
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	205,600	194,000
BUILDING	603,300	569,700
DETACHED	500	500
OTHER	0	0
TOTAL	**809,400**	**764,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	70 0.30	8X10		80	22.01	500

PHOTO 12/13/2017



BLDG COMMENTS

BUILDING

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

MEASURE	12/13/2017	NF
LIST	3/11/2008	JH
REVIEW	6/9/2008	SEJ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,446	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,128
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	2	CLAPBOARD	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	1,404		56.31	79,062
A	BAS	L	BASE AREA	816	1984	258.48	210,920
+	USF	L	UPPER STORY FIN	1,042	2006	188.69	196,613
+	BAS	L	BASE AREA	588	2006	258.48	151,986
C	WDK	N	WOOD DECK	56		41.94	2,349
	F21	O	FPL 2S 1OP	1		10,861.60	10,862

TOTAL RCN	662,919

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

EFF.YR/AGE	2013 / 10	
COND	10 10 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$603,300