

Key: 8611

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.838

LEGAL

LAND

DETACHED

BUILDING

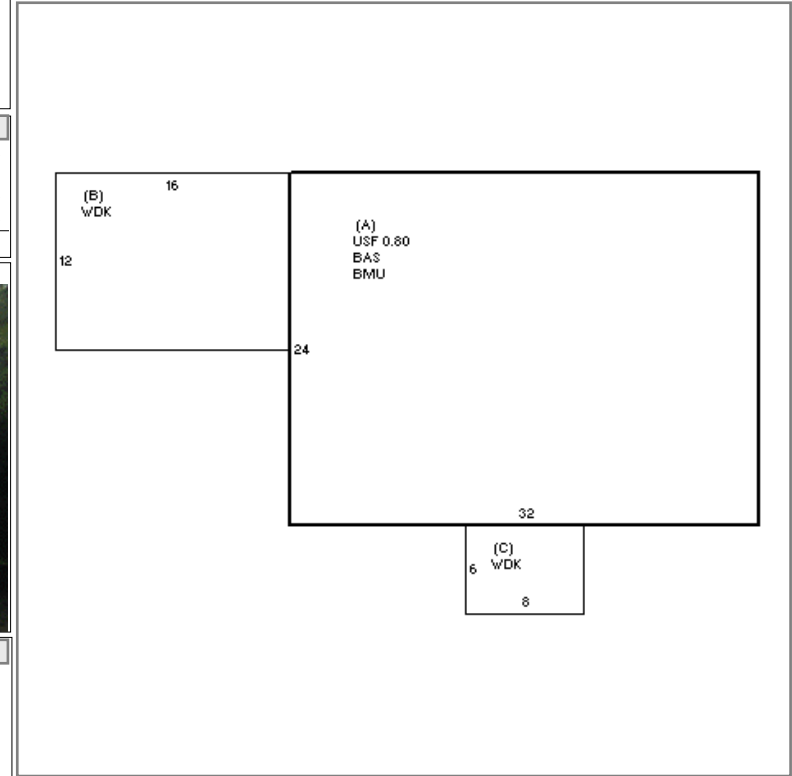
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|----------------|--|--|--|
| BURCH RYAN D 41 SEAN CIRCLE BREWSTER, MA 02631 | | | | 19-8-0 | | | | 41 SEAN CIRCLE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BURCH RYAN D | | | | 03/11/2014 | QS | 215,400 | | 28026-313 | | | |
| DAME WILLIAM R & KAREN A | | | | 04/09/1991 | N | 77,500 | | 7491-328 | | | |

| 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 | % |
| 22-1013 | 12/05/2022 | 7 | ALTERATIONS | 7,250 | 06/05/2024 | TCK | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 11/29/2017 | NF | 100 | 100 |
| 1005 | 12/04/2014 | 7 | ALTERATIONS | 2,700 | 06/15/2015 | MW | 100 | 100 |
| 122 | 03/24/1995 | 2 | ADD | 3,000 | | | 100 | 100 |
| 360 | 10/30/1990 | 1 | NEW CONSTRUC | 50,000 | 03/15/1991 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 18,308 | 12 1.00 | A 1.00 | A 1.00 | 219,200 | 2.38 | A 1.00 | R03 | 1.00 | | 219,340 |

| TOTAL | 18,308 SF | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|------------------|---|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 12 | N O T E | Affordable Deed Rider Bk 28026 Pg 313; Resale Price Multiplier = 2.47 | | | LAND | 0 | 0 |
| St Ind | AVERAGE | | BUILDING | 303,070 | 306,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 820 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 303,070 | 307,020 | | | |

| TY | QUAL | COND | DIM/NOTE | | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-------|-----------|-------|
| PTD | A | 1.00 | 50 | 0.50 | 16X18 | 288 | 8.10 | 1,200 |
| PTD | A | 1.00 | 50 | 0.50 | 20X20 | 400 | 7.65 | 1,500 |
| DDK | A | 1.00 | 30 | 0.70 | 10X13 | 130 | 12.50 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/29/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/29/2017 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/14/2024 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1990 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 411,818 | |
|---------------|-------|------------|------------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 1,382 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 63.55 | 48,806 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$298 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 768 | 1990 | 296.69 | 227,856 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 614 | 1990 | 187.53 | 115,141 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 240 | | 39.98 | 9,596 | KITCHEN | A | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 | BATHS | A | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | A | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| FIXTURES | | 6 | \$7,956 | | | | | | | | | | | | | | | |
| GARAGE SPACES | | 0 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FIN | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF. YR/AGE | | 1990 / 33 | | | | | | | | | | | | | | | | |
| COND | 22 | | 22 % | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | |
| ECON | 0 | | AFFORDABLE | | | | | | | | | | | | | | | |
| DEPR | 22 | % GD | 78 | | | | | | | | | | | | | | | |
| RCNLD | | | | \$321,200 | | | | | | | | | | | | | | |