

Key: 12132

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.070

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MACORT SARAH H TRUSTEE 962 STONY BROOK ROAD BREWSTER, MA 02631		35-55-0		962 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACORT SARAH H TRUSTEE		12/12/2012	F	26939-114	
MACORT TIMOTHY & SARAH H		12/12/2012	F	26939-92	
MACORT SARAH H TRUSTEE		08/02/2012	QS	650,000	26556-17

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
626	11/19/2018	30	ABATEMENT RE		11/19/2018	JMG	100 100
517	07/14/2016	1	NEW CONSTRUC	170,000	07/25/2019	NF	100 100
95	05/30/2016	7	ALTERATIONS	14,000	03/30/2017	NF	100 100
561	02/28/2006	2	ADD	25,000	07/17/2007	JH	100 100
	09/08/1997	7	ALTERATIONS	75,000			100 100

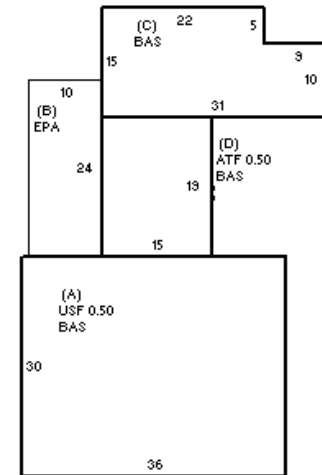
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	12M	1.00	A	1.00	219,200	1.00	A	1.00	303,350
200	A	1.377	12	1.00	12M	1.00	A	1.00	120,500	1.00	A	1.00	165,930
300	A	0.019	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	230

TOTAL	2.773 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	SUBDIV OF LOT 10 FOR F/Y 99			LAND	469,500	443,000
St Ind	STONYBROOK			BUILDING	525,800	496,500			
Infl	AVERAGE			DETACHED	35,600	35,300			
				OTHER	340,000	324,800	TOTAL	1,370,900	1,299,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	+	1.10	10 0.90	22X32	2006	704 49.39	31,300
SHF	G	1.20	10 0.90	12X16		192 24.92	4,300



BLDG COMMENTS
5 Bedroom Septic; Cape Cellar



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YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	821,492			
NET AREA	2,325	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	1,785	1820	323.01	576,579	CONDITION ELEM	CD			
\$NLA(RCN)	\$353	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	540		253.51	136,897	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	240		98.89	23,735	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ATF	N	ATTIC FINISH	143		105.10	15,030	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00	CPC	O	CAPE CELLAR	1		7,917.00	7,917	BATHS	A				
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		10,424.50	10,425	HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00	F25	O	FPL 2S 5OP	1		31,643.40	31,643						
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297						
																		EFF.YR/AGE	1961 / 62	
																		COND	36 36 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$525,800	

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LEGAL

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962 STONY BROOK ROAD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

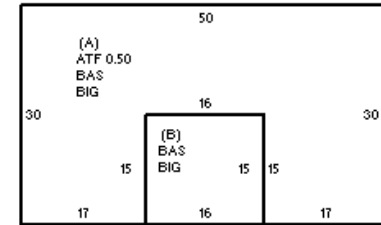
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	340,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2018	JMG
MODEL	1		RESIDENTIAL	LIST	11/19/2018	JMG
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	8/6/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

No Utilities

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,893		
NET AREA	1,500	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	1,260		42.80	53,931	CONDITION ELEM	CD		
\$NLA(RCN)	\$291	OVERALL	0.750	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,260	2016	217.41	273,940	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	630		69.30	43,659	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	240		50.76	12,183	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BASE AREA	240	2016	217.41	52,179	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
																		EFF.YR/AGE	2016 / 7
																		COND	7 7 %
																		FUNC	15 No Utilities
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$340,000