

Key: 14227

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.399

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
KENNEY JOHN P & PATRICIA A TRUSTEES 2020 JOHN & PATRICIA KENNEY JOINT TRUST 24 ABBY ROAD BREWSTER, MA 02631		24-75-0		24 ABBY ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KENNEY JOHN P & PATRICIA		06/30/2020	F	1	33033-126
KENNEY JOHN P & PATRICIA		06/14/2014	G	1	28210-241
KENNEY JOHN P & PATRICIA		07/13/2010	O	309,000	24679-156

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 %
405	05/01/2019	7	ALTERATIONS	78,000	07/16/2020	MR	100 100
244	06/01/2010	1	NEW CONSTRUC	375,000	03/22/2012	MR	100 100
7		13	SPLIT/SUB/LA				100 100
FY16-9		13	SPLIT/SUB/LA				100 100

LAND

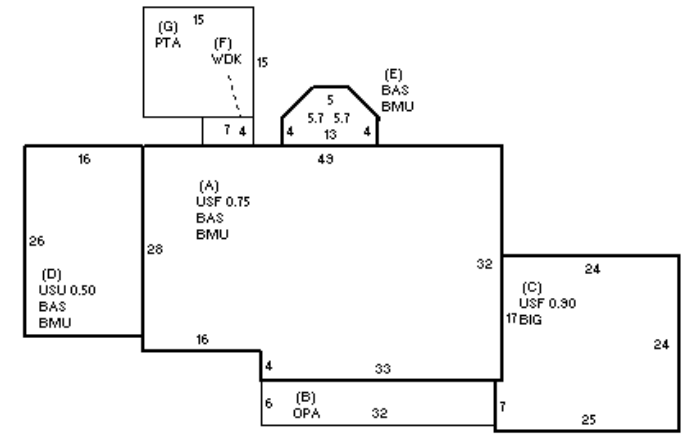
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,078	12	1.00	12M 1.00 A	1.00	295,920	1.50	A	1.00	R07 1.35	337,540

DETACHED

TOTAL	33,078 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N	FY16 Lot 2B & 3A Plan Bk 654/20 Re-divided for FY 2010	LAND		337,500	318,500	318,500
St Ind	STONYBROOK	O	Lot 2 on Plan Book 625/100-- Subdivision of M36	BUILDING		1,023,700	977,700	977,700
Infl	AVERAGE	T	Parcels 1 & 5 for FY 09 -- Lot 2 on Plan Book 622/29 -	DETACHED		0	0	0
		E	HSE # 24 PER FD 12/28/10	OTHER		0	0	0
				TOTAL		1,361,200	1,296,200	1,296,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/16/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/16/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	7/21/2020	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,150,227
NET AREA	3,661	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,008		63.12	126,745		
\$NLA(RCN)	\$314	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,008	2010	293.74	589,831		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,128	2010	203.68	229,752		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	192		66.20	12,711		
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	583		64.43	37,565		
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	525	2019	203.68	106,933		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	USU	N	UPPER STORY UNF	208		74.71	15,540		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	28		51.92	1,454		
								G	PTA	N	PATIO	225		18.95	4,263		
								GFP	O		GAS FIREPLACE	1		4,139.00	4,139		

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

EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89

RCNLD	\$1,023,700
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