

Key: 14230

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.402

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON NANCY E TRUSTEE NANCY E NELSON 2022 TRUST 70 ABBY ROAD BREWSTER, MA 02631				24-78-0				70 ABBY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON NANCY E TRUSTEE				04/27/2022	F	1	35077-252				
NELSON NANCY				08/31/2018	QS	777,500	31503-321				
CARUSO PAUL J &				07/25/2013	P	220,000	27570-295				

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	%
1070	08/31/2018	15	SALE REVIEW	777,500	05/15/2019	JMG	100	100
998	12/12/2013	7	ALTERATIONS	9,000	05/28/2015	MW	100	100
741	11/20/2013	5	OTHER	20,000	05/28/2015	MW	100	100
7	09/05/2013	1	NEW CONSTRUCT	425,000	05/28/2015	MW	100	100
		13	SPLIT/SUB/LA				100	100

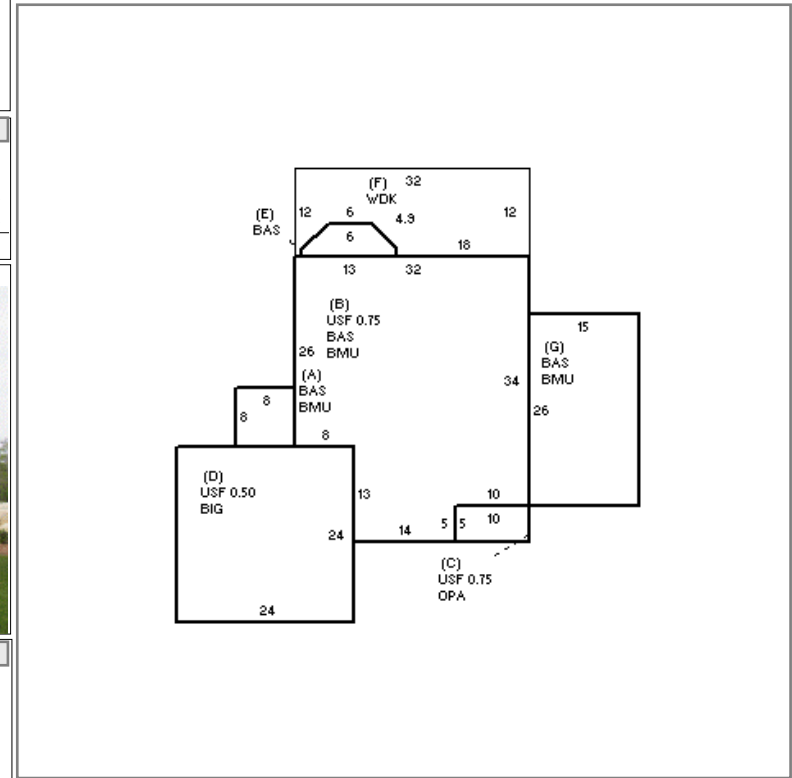
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,077	12	1.00	12M 1.00	A 1.00	295,920	1.50	A 1.00	R07	1.35	337,530

TOTAL	33,077 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NBHD 12	N	Re-divided for FY 2010 - Lot 5 on Plan Book 625/100 -				LAND	337,500	318,400
St Ind	STONYBROOK	O	-Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 5 on				BUILDING	894,400	844,700
Infl	AVERAGE	T	Plan Book 622/29				DETACHED	0	0
		E					OTHER	0	0
							TOTAL	1,231,900	1,163,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/14/2014	RJM
MODEL	1		RESIDENTIAL	LIST	5/15/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/15/2019	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
4 Bedroom Septic

G

YEAR BLT	2013	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	982,897
NET AREA	2,740	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,548		71.12	110,092		
\$NLA(RCN)	\$359	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,146	2013	238.30	273,094		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	50		67.57	3,378		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	576		65.76	37,878		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,204	2013	326.45	393,040		
				INT FINISH	2	DRYWALL	1.00	F	W/DK	N	WOOD DECK	338		52.97	17,905		
				HEATING/COOL	9	WARM/CL AIR	1.03	G	BAS	L	BASE AREA	390	2013	326.44	127,313		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,224.30	4,224		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2013 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$894,400