

Key: 14232

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.404

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CURRENT OWNER				PARCEL ID				LOCATION				
CARUSO PAUL & DONAHUE SHARON 88 ABBY ROAD BREWSTER, MA 02631				24-80-0				88 ABBY ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CARUSO PAUL & NOVER HELEN				09/25/2018	P	225,000	31554-269	
				T A BARRY PROPERTIES LLC				10/02/2014	QS	227,500	28422-300	
								03/22/2010	QS	245,000	24432-38	

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	%
831	11/12/2020	3	OUT BUILDING	5,600	12/28/2020	NF	100	100
931	10/28/2019	3	OUT BUILDING	3,900	07/16/2020	MR	100	100
833	09/25/2018	1	NEW CONSTRUC	600,000	07/16/2020	MR	100	100
	09/25/2018	15	SALE REVIEW	225,000	06/17/2019	JMG	100	100
7		13	SPLIT/SUB/LA				100	100

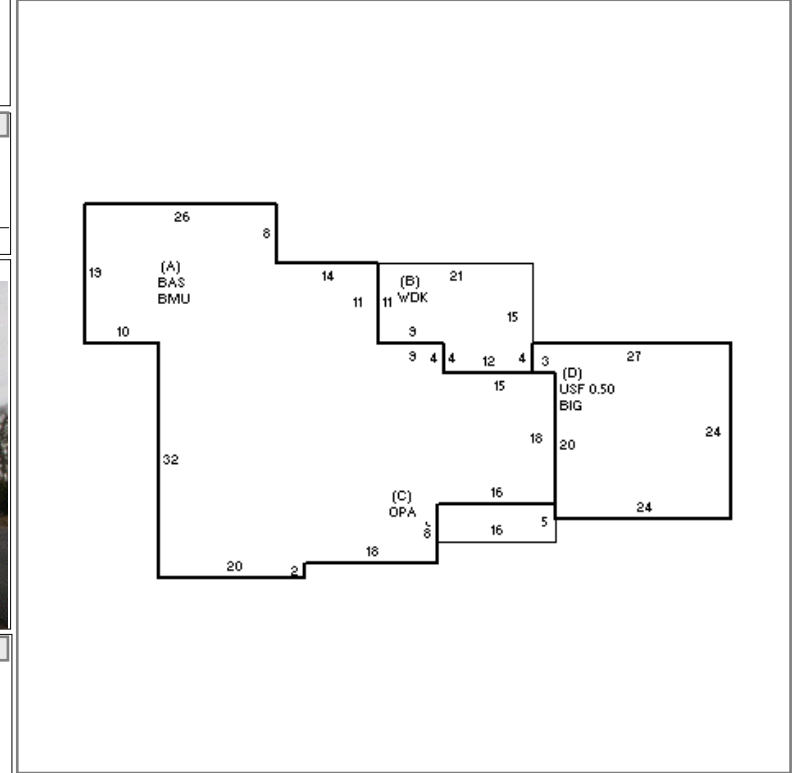
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,077	12	1.00	12M	1.00	A	1.00		R07	1.35	337,530

TOTAL	33,077 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Re-divided for FY 2010 - Lot 7 on Plan Book 625/100 - O Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 7 on T Plan Book 622/29				LAND	337,500	318,400
St Ind	STONYBROOK					BUILDING	873,000	832,900
Infl	AVERAGE					DETACHED	8,200	8,200
						OTHER	0	0
						TOTAL	1,218,700	1,159,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	01 1.00 8X12	2019	96	24.21	2,300
PTD	+	1.10	01 1.00 16X16	2019	196	9.41	1,800
SHF	A	1.00	01 1.00 10X16	2020	160	20.77	3,300
DDK	A	1.00	01 1.00 8X8	2020	64	12.50	800



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/11/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/26/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC

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YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	918,926
NET AREA	2,414	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,120		63.83	135,326	CONDITION ELEM CD	
\$NLA(RCN)	\$381	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	2,120	2018	297.06	629,761	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	279		52.49	14,645	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	80		66.95	5,356	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	588		65.16	38,314	BATHS	A
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	294	2018	248.69	73,113	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O		FPL 1S 1OP	1		10,225.90	10,226		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		8	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		7	\$12,185														
GARAGE SPACES		2	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2018 / 5
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$873,000