

Key: 14233

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.405

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
POLI GREGORY B & JANET B 92 ABBY ROAD BREWSTER, MA 02631		24-81-0		92 ABBY ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POLI GREGORY B & JANET B		04/27/2018	P	215,000	31230-285
NOVER HELEN		07/08/2014	QS	255,000	28251-57
NEWCOMB KNOLLS LLC		07/28/2008	F	1	23065-183

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 %
303	04/04/2019	3	OUT BUILDING	5,500	07/16/2020	MR	100 100
419	05/16/2018	1	NEW CONSTRUC	620,000	07/16/2020	MR	100 100
7		13	SPLIT/SUB/LA				100 100

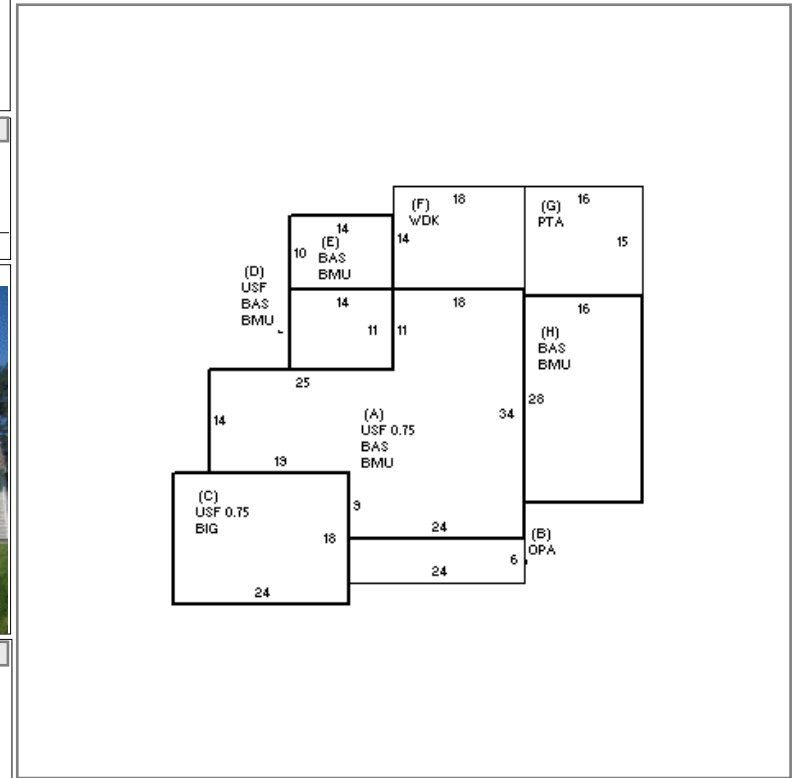
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,081	12	1.00	12M 1.00 A 1.00	295,920	1.50	A	1.00	R07	1.35	337,560

TOTAL	33,081 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 337,600 BUILDING 995,700 DETACHED 3,300 OTHER 0 TOTAL 1,336,600	CURRENT	318,500 950,200 3,300 0 1,272,000	PREVIOUS		
Nbhd	NBHD 12 <th>REASON</th> <td colspan="4">Re-divided for FY 2010 -- Lot 8 on Plan Book 625/100 - -Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 8 on Plan Book 622/29</td> <th>LAND</th> <td></td> <th>CURRENT</th> <td></td> <th>PREVIOUS</th> <td></td>	REASON	Re-divided for FY 2010 -- Lot 8 on Plan Book 625/100 - -Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 8 on Plan Book 622/29				LAND		CURRENT		PREVIOUS	
St Ind	STONYBROOK	TYPE		ADJ PRICE		RCNLD		CURRENT		PREVIOUS		
Infl	AVERAGE	REASON		ADJ PRICE		RCNLD		CURRENT		PREVIOUS		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 16X10	2019	160	20.77	3,300



BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC GENERATOR



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/11/2019	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	2018	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,998	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,758		69.13	121,523
\$NLA(RCN)	\$350	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,758	2018	319.78	562,179
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,240	2018	228.16	282,921
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	144		67.57	9,730
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	432		70.25	30,346
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	252		52.97	13,349
				HEATING/COOL	9	WARM/CL AIR	1.03	G	PTA	N	PATIO	240		19.34	4,641
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,224.30	4,224
								ODS	O	O	OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	1,048,146
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$995,700