

Key: 14234

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.406

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
PERNICE ROBERT J & JOAN M TRUSTEES PERNICE FAMILY REVOCABLE TRUST 91 ABBY ROAD BREWSTER, MA 02631		24-82-0	91 ABBY ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PERNICE ROBERT J & JOAN M		08/15/2017	F	1	30701-131	
PERNICE ROBERT J & JOAN M		08/05/2016	QS	775,000	29845-40	
LEDDY MICHAEL		02/02/2015	P	250,000	28660-323	

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 %
535	06/10/2021	7	ALTERATIONS	8,600	05/06/2022	TCK	100 100
691	07/27/2016	7	ALTERATIONS	100	03/06/2017	NF	100 100
360	05/18/2015	7	ALTERATIONS	19,000	05/11/2016	WFF	100 100
25	01/12/2015	1	NEW CONSTRUC		05/11/2016	WFF	100 100
25	01/12/2015	1	NEW CONSTRUC	400,000	05/11/2016	WFF	100 100

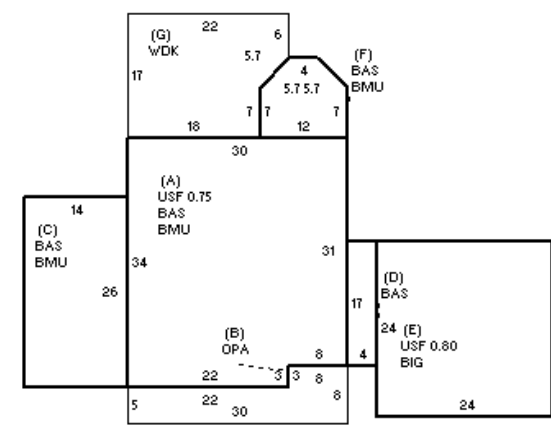
LAND

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 9 on Plan Book 625/100 - O -Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 9 on T Plan Book 622/29 E	LAND	337,500	318,400			
St Ind	STONYBROOK		BUILDING	892,100	851,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,229,600	1,169,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/11/2016	WFF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/24/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2015	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	969,623
NET AREA	2,752	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,476		71.12	104,972		
\$NLA(RCN)	\$352	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,208	2015	228.16	275,620		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	174		67.57	11,757		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,544	2015	326.45	504,032		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	576		65.76	37,878		
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	338		52.97	17,905		
				HEATING/COOL	9	WARM/CL AIR	1.03		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2015 / 8
																COND	8 8 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$892,100