

Key: 14235

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.407

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RICHMOND LAUREN S TRUSTEE 87 ABBY ROAD BREWSTER, MA 02631				24-83-0				87 ABBY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RICHMOND LAUREN S TRUSTEE				04/05/2019	QS	839,900	31935-200					
LEDDY MICHAEL				02/07/2018	U	175,000	31072-148					
NEWCOMB KNOLLS LLC				07/28/2008	F	1	23065-183					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,117	12	1.00	12M	1.00	A	1.00		R07	1.35	337,640

LAND

TOTAL	33,117 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Re-divided for FY 2010 -- Lot 10 on Plan Book 625/100 -- O Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 10 on T Plan Book 622/29				LAND	337,600	318,500
St Ind	STONYBROOK					BUILDING	934,600	891,900
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,272,200	1,210,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/18/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/4/2020	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	2018	SIZE ADJ	0.990
NET AREA	2,713	DETAIL ADJ	1.000
\$NLA(RCN)	\$363	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$15,971
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,703		69.13	117,722
+	BAS	L	BASE AREA	1,703	2018	319.78	544,591
+	USF	L	UPPER STORY FIN	1,010	2018	238.30	240,685
B	OPA	N	OPEN PORCH	126		67.57	8,514
D	WDK	N	WOOD DECK	280		52.97	14,832
G	BIG	N	BUILT-IN GARAGE	506		67.26	34,032
GFP	O		GAS FIREPLACE	1		4,224.30	4,224
ODS	O		OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	983,834
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	\$934,600

