

Key: 14237

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.409

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LAMONT BRIAN D & K SUE 57 ABBY ROAD BREWSTER, MA 02631				24-85-0				57 ABBY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAMONT BRIAN D & K SUE				08/09/2013	QS	685,000	27611-140				
LEDDY MICHAEL				07/24/2012	P	200,000	26525-315				
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	%
597	07/18/2013	2	ADD	6,000	08/14/2014	RJM	100	100
795	10/17/2012	5	OTHER	18,000	01/31/2013	SF	100	100
591	08/16/2012	1	NEW CONSTRUC	370,000	05/28/2015	MW	100	100
7		13	SPLIT/SUB/LA				100	100

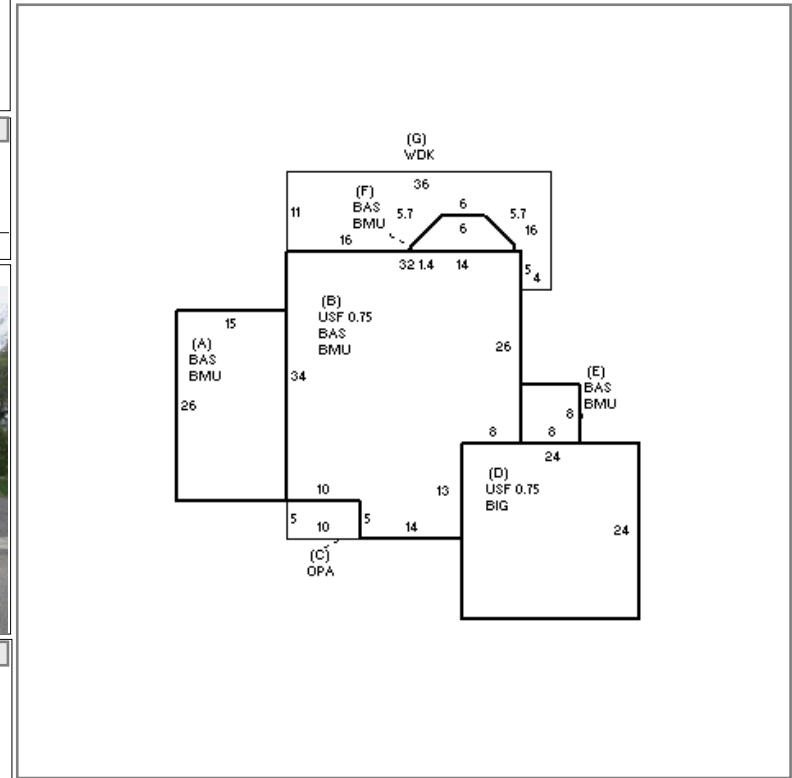
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,079	12	1.00	12M	1.00	A	1.00		R07	1.35	337,560

TOTAL	33,079 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N	Re-divided for FY 2010 -- Lot 12 on Plan Book 625/100 --	LAND		337,600	318,500	
St Ind	STONYBROOK	O	Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 12 on	BUILDING		886,800	846,700	
Infl	AVERAGE	T	Plan Book 622/29 HSE #57 PER BLD DPT	DETACHED		0	0	
		E		OTHER		0	0	
				TOTAL		1,224,400	1,165,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/28/2015
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2013	SF
MODEL	1		RESIDENTIAL	LIST	1/31/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2013	SEJ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		
OUTDOOR SHOWER		

YEAR BLT	2012	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	985,322
NET AREA	2,855	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,602		69.13	110,739		
\$NLA(RCN)	\$345	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,602	2012	319.78	512,293		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,253	2012	228.16	285,888		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	50		67.57	3,378		
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	576		65.76	37,878		
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	362		52.97	19,176		
				HEATING/COOL	9	WARM/CL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2012 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$886,800