

Key: 14238

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.410

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ISENSTEIN BARRY & LOUISE 45 ABBY ROAD BREWSTER, MA 02631				24-86-0				45 ABBY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ISENSTEIN BARRY & LOUISE				03/30/2018	QS	839,900	31170-267				
LEDDY MICHAEL				06/29/2017	P	215,000	30597-228				
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	%
743	08/28/2018	3	OUT BUILDING	3,300	07/10/2019	NF	100	100
625	03/30/2018	15	SALE REVIEW	839,900	03/07/2019	JMG	100	100
7	08/16/2017	1	NEW CONSTRUC	470,000	03/07/2019	JMG	100	100
		13	SPLIT/SUB/LA				100	100

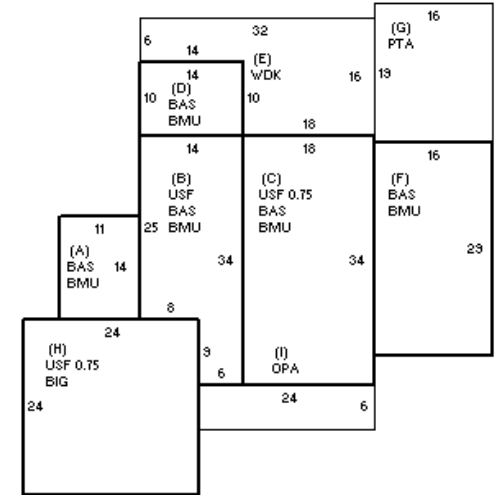
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	33,080	12	1.00	12M	1.00	A	1.00	295,920	1.50	A	1.00	R07	1.35		337,540

TOTAL	33,080 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Re-divided for FY 2010 - Lot 13 on Plan Book 625/100 -- O Subdivision of M36 Parcels 1 & 5 for FY 09 -- Lot 13 on T Plan Book 622/29				LAND	337,500	318,400
St Ind	STONYBROOK					BUILDING	1,009,100	963,000
Infl	AVERAGE					DETACHED	1,600	1,600
						OTHER	0	0
						TOTAL	1,348,200	1,283,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/10/2019
SHF	A	1.00	10 0.90 10X8	2018	80	22.01	1,600		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/30/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/17/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2017	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,073,496				
NET AREA	3,069	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,774		68.43	121,390	CONDITION ELEM	CD				
\$NLA(RCN)	\$350	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,774	2017	316.55	561,565	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,295	2017	225.86	292,485	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	E	WDK	N	WOOD DECK	372		52.44	19,506	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	G	PTA	N	PATIO	304		18.08	5,497	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	H	BIG	N	BUILT-IN GARAGE	576		65.10	37,496	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	I	OPA	N	OPEN PORCH	144		66.88	9,631						
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1		6,724.60	6,725							
												ODS	O	OUTDOOR SHOWER	1	3,230.50	3,231				
																				EFF.YR/AGE	2017 / 6
																				COND	6 6 %
																				FUNC	0
																				ECON	0
																				DEPR	6 % GD 94
																				RCNLD	\$1,009,100