Key: 1733

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.867

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAPLAN NEIL & JENNIFER 28 CLEARY DRIVE STOUGHTON, MA 02072	68-114-0	108 OLD NORTH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAPLAN NEIL & JENNIFER	02/10/2023	O	742,900	35632-266
HOFFMAN KAREN B & MCKITTR	03/31/2006	QS	425,000	20871-243
SMITH-MAYER ALLISON &	07/26/2002	QS	250,000	15407-050

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

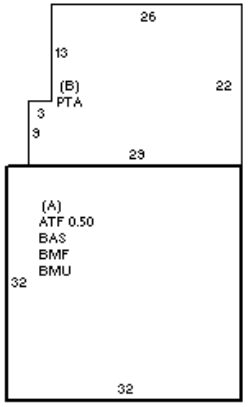
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-845	12/08/2023	9	HVAC	35,477	04/22/2024	NF	100	100
23-286	07/10/2023	7	ALTERATIONS	100,000	04/22/2024	NF	100	100
	02/10/2023	16	MLS REVIEW	742,900	03/11/2024	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,001	5 1.00	5-A 1.00	A 1.00	416,480	1.31	A 1.00	R10 1.90			502,660

TOTAL	40,001 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE	CORRECTED SQ FT FOR F/Y 2004 PER PLAN BOOK 337/66		
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	502,700	474,200
BUILDING	415,800	272,700
DETACHED	10,800	9,100
OTHER	0	0
TOTAL	**929,300**	**756,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	18X20		360	31.80	9,200
PTD	A 1.00	01 1.00	16' DIAM	2024	201	8.10	1,600

PHOTO 05/17/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/3/2020	NF
LIST	6/27/2024	EST
REVIEW	5/17/2024	EMZ

BLDG COMMENTS

BMF=FAM RM, 2 BEDROOMS, BATH (PER PLANS 6/27/2024)

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,024	DETAIL ADJ	1.000
$NLA(RCN)	$446	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	9	$12,402
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,024		59.85	61,287
A	BMF	N	BSMT FINISH	1,024		36.11	36,980
A	BAS	L	BASE AREA	1,024	1980	276.97	283,615
A	ATF	N	ATTIC FINISH	512		81.62	41,789
B	PTA	N	PATIO	599		12.64	7,572
	F21	O	FPL 2S 1OP	1		10,760.10	10,760
	ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560

TOTAL RCN	456,965

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V

EFF.YR/AGE	2013 / 10	
COND	10 10 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$415,800