Key: 2112

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,264

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRIEDMAN STEPHEN T & KAREN E **83 AMBERGRIS CIRCLE** **BREWSTER, MA 02631**	**49-31-0**	**83 AMBERGRIS CIRCLE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRIEDMAN STEPHEN T & KARE	10/11/2002	QS	530,000	15733-343
BALFOUR ANDREW L &	05/06/1994	QS	227,700	9180-176

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

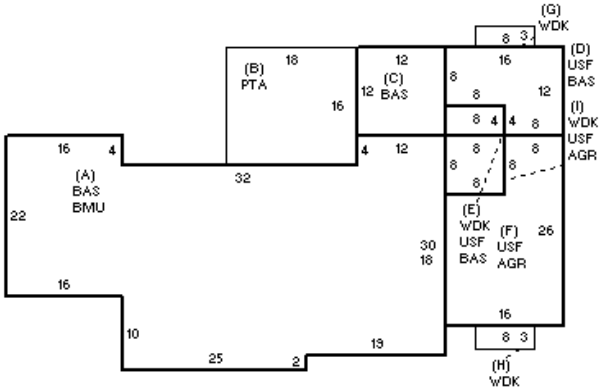
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-320	04/11/2024	7	ALTERATIONS	3,153			0	0
816	11/15/2022	2	ADD	150,000	04/15/2024	NF	100	100
		14	CYCLICAL GRO		02/22/2018	NF	100	100
25	01/21/1993	5	OTHER	5,100			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,270	2 1.00	2-A 1.00	A 1.00	767,200	2.77	A 1.00	R19 3.50			744,860

TOTAL	15,270 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	744,900	702,700
BUILDING	645,300	549,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,390,200**	**1,252,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/17/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/22/2018	NF
LIST	4/15/2024	REF
REVIEW	5/18/2024	EMZ

YEAR BLT	1981	SIZE ADJ	0.990
NET AREA	2,538	DETAIL ADJ	1.000
$NLA(RCN)	$299	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	13	$18,776
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,594		57.89	92,269
A	BAS	L	BASE AREA	1,594	1981	249.43	397,596
B	PTA	N	PATIO	288		15.74	4,533
+	BAS	L	BASE AREA	336	2022	249.43	83,809
+	USF	L	UPPER STORY FIN	608	2022	202.21	122,946
+	WDK	N	WOOD DECK	144		43.12	6,209
F	AGR	N	ATT GARAGE	352		45.51	16,019
I	AGR	N	ATT GARAGE	64		49.31	3,156
	F21	O	FPL 2S 1OP	1		11,165.00	11,165
	ODS	O	OUTDOOR SHOWER	1		2,656.20	2,656

TOTAL RCN	759,133

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$645,300