

Key: 2337

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.496

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CURRENT OWNER				PARCEL ID				LOCATION				
NAPPI CHRISTOPHER J & MORIN HOLEIGHT L				6-33-0				76 STONY BROOK ROAD				
76 STONY BROOK ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NAPPI CHRISTOPHER J & O'DAY MARTHA F & O'DAY MA				07/08/2016	O	215,000	29784-341	
				BADGER VELMA				06/24/2013	DC	880-419	880-419	
								05/29/2013	DC	880-419		

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	%
40	01/15/2021	77	SOLAR PANELS	16,200	05/11/2022	TCK	100	100
542	07/05/2017	7	ALTERATIONS	40,000	07/10/2019	NF	100	100
680	07/25/2016	7	ALTERATIONS	10,000	03/02/2017	NF	100	100
732	09/15/2014	7	ALTERATIONS	900	06/04/2015	MW	100	100
NP		12	CYCLICAL NON		01/23/2008	JH	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	12	1.00	12M 1.00	A 1.00	252,080	1.31	A	1.00	RM5 1.15	304,260

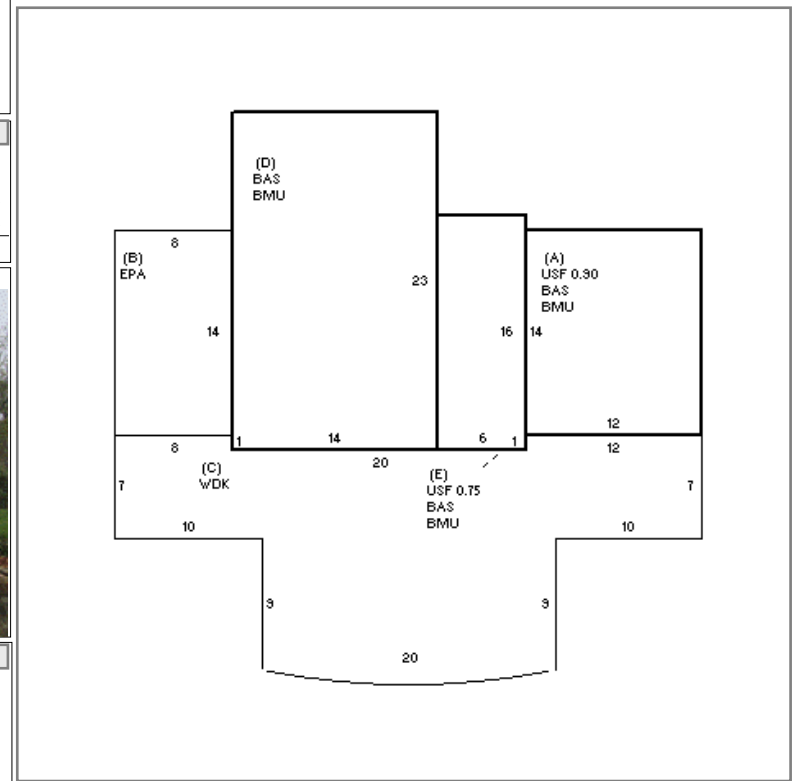
TOTAL	40,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	304,300	287,000
St Ind	STONYBROOK		BUILDING	220,300	208,000			
Infl	AVERAGE		DETACHED	4,800	4,600			
			OTHER	0	0			
						TOTAL	529,400	499,600

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8X12	96	22.01	1,100
HTB	A	1.00	10 0.90		1	4,058.10	3,700



BLDG COMMENTS
10 SOLAR PANELS



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BUILDING	CD	ADJ	DESC	MEASURE	1/23/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/23/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/26/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	809	DETAIL ADJ	1.000
\$NLA(RCN)	\$389	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,134	
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	3	W/W CARPET	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	586		70.86	41,522
+	BAS	L	BASE AREA	586	1950	318.77	186,802
+	USF	L	UPPER STORY FIN	223	1950	196.87	43,901
B	EPA	N	ENCLOSED PORCH	112		85.33	9,567
C	WDK	N	WOOD DECK	453		41.55	18,824
	BMG	O	BSMT GARAGE	1		4,713.80	4,714
	MST	O	MAS/METAL STACK	1		5,328.60	5,329

TOTAL RCN	314,782
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$220,300