

Key: 2339

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.498

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEBB JOHN B & SUSAN P C/O COCO SARAH MARGARET & 80 STONY BROOK ROAD BREWSTER, MA 02631				6-32-0				80 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COCO SARAH MARGARET & WEBB SUSAN P TRUSTEE				06/07/2024	QS	780,000	36409-223				
WEBB JOHN B & SUSAN P				01/05/2024	F	1	36169-22				
				10/07/2002	QS	378,400	15708-206				

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	%
24-610	08/19/2024	7	ALTERATIONS	251,324				0 0
857	09/30/2019	7	ALTERATIONS	26,105	07/13/2020	MR	100	100
577	10/13/2011	7	ALTERATIONS	9,400	03/21/2012	MR	100	100
511	08/22/2001	3	OUT BUILDING	1,720	01/23/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,700	12	1.00	12M 1.00 A 1.00	252,080	1.67	A	1.00	RM5	1.15	277,080

TOTAL	28,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	277,100	261,400			
St Ind	STONYBROOK		BUILDING	366,800	350,900			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	645,000	613,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X8	2008	64	22.01	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/23/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/21/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,322	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	692	1984	298.70	206,699
\$NLA(RCN)	\$360	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	264		43.98	11,612
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	376		46.42	17,455
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	960		66.20	63,550
				FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	300	1984	298.70	89,610
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	330	1984	208.38	68,766
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 10P	1		11,389.40	11,389
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	476,374
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$366,800

