

Key: 2341

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.500

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEMERGUT MICHAEL THOMAS III & LUNA MYLA TIBAYAN TRUSTEES 2 FIELDSTONE STREET UPTON, MA 01568				6-31-0				90 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEMERGUT MICHAEL THOMAS I				07/16/2020	F	100	33078-156				
NEMERGUT MICHAEL THOMAS I				12/22/2017	QS	863,000	30981-315				
HANDREN GREGORY & JEAN W				07/13/2015	QS	145,000	29008-22				

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	%
SR22-17	07/07/2022	3	OUT BUILDING	6,500	04/12/2023	MR	100	100
384	04/27/2021	11	CHANGE OF US	33,000	05/11/2022	TCK	100	100
	12/22/2017	15	SALE REVIEW	863,000	08/08/2018	JMG	100	100
432	05/31/2017	7	ALTERATIONS	3,800	05/01/2018	NF	100	100
1092	03/08/2017	1	NEW CONSTRUC	496,000	05/01/2018	NF	100	100

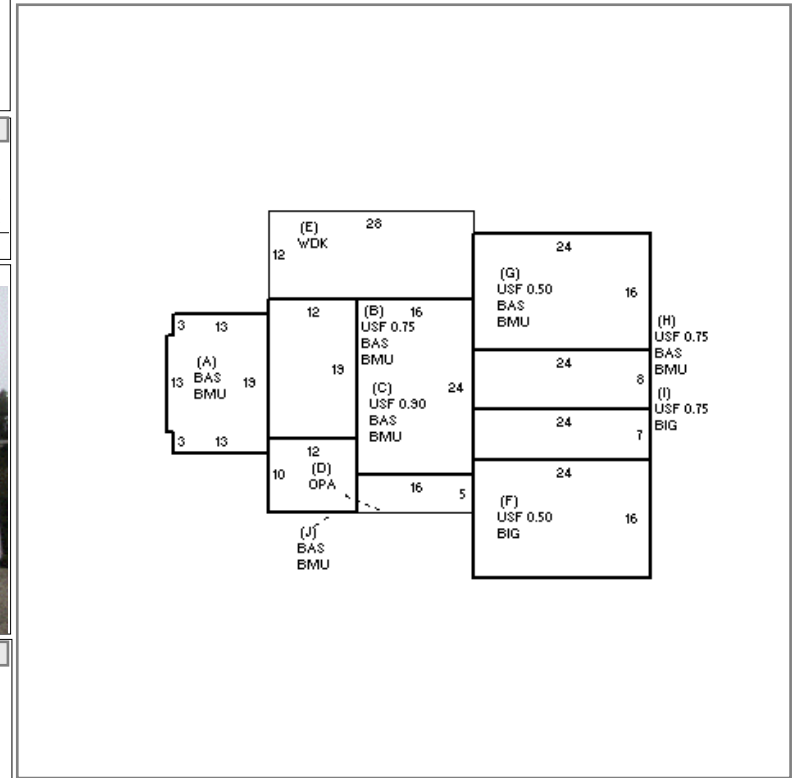
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	36,980	12	1.00	12M	1.00	A	1.00	252,080	1.39	A	1.00	RM5	1.15		297,080

TOTAL	36,980 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	297,100	280,300
St Ind	STONYBROOK		LAND	1,039,500	992,200			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
						TOTAL	1,338,700	1,274,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2022	96	22.01	2,100



BLDG COMMENTS
INTERIOR PER PLANS (2018)



BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/1/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/26/2022	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,739	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,568		79.33	124,382
\$NLA(RCN)	\$404	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,568	2017	364.11	570,929
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,171	2017	265.80	311,251
				ROOF COVER	1	ASPH/CMP SH	1.00	D	OPA	N	OPEN PORCH	80		75.36	6,029
				FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	336		59.08	19,852
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	384		80.02	30,727
				HEATING/COOL	9	WARM/CL AIR	1.03	I	BIG	N	BUILT-IN GARAGE	168		86.69	14,563
				FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00	
									GFP	O	GAS FIREPLACE	1		4,711.70	4,712
									ODS	O	OUTDOOR SHOWER	1		3,640.10	3,640

TOTAL RCN	1,105,878
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,039,500