

Key: 2342

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.501

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CROOKS THOMAS E TRUSTEE THE THOMAS CROOKS FAMILY TR C/O DELUCIA ROBERTA EXEC 196 WARREN AVENUE QUINCY, MA 02170				6-30-0				98 STONY BROOK ROAD			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
CROOKS THOMAS E TRUSTEE				07/01/1998		A		1 11544-236			
JUDY BROMLEY & THOMAS CR				01/23/1996		F		100 10024-326			

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	%
NP 331	11/08/1991	12	CYCLICAL NON OTHER	2,000	01/23/2008 02/01/1992	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,750	12	1.00	12M 1.00 A 1.00	252,080	1.48	A	1.00	RM5 1.15		289,330

TOTAL	33,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	289,300	273,000			
St Ind	STONYBROOK		BUILDING	168,000	158,700			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
			TOTAL	458,300	432,700			

DETACHED

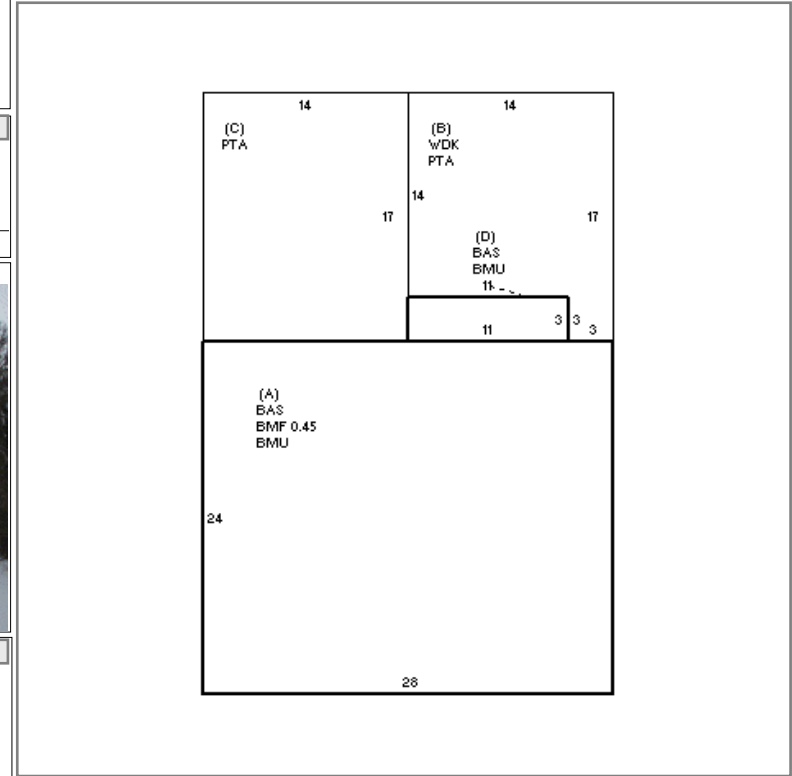
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X8		64	22.01	1,000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/1/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/8/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	705	DETAIL ADJ	1.000
\$NLA(RCN)	\$397	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,175	
GARAGE SPACES	0	1.00	
% BSMT FIN	25	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	705		59.19	41,728
A	BMF	N	BSMT FINISH	302		38.32	11,572
+	BAS	L	BASE AREA	705	1940	276.33	194,810
B	PTA	N	PATIO	205		13.60	2,787
B	WDK	N	WOOD DECK	205		37.24	7,634
C	PTA	N	PATIO	238		13.60	3,236
F11	O		FPL 1S 1OP	1		7,255.20	7,255
MST	O		MAS/METAL STACK	1		4,775.70	4,776

TOTAL RCN	279,973
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1940 / 83
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$168,000