

Key: 2345

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.503

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MARSEGLIA LEO J & CHUN EMILY W 122 STONY BROOK ROAD BREWSTER, MA 02631				15-14-0				122 STONY BROOK ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MARSEGLIA LEO J & CHUN EM				04/10/2020	QS	329,000	32820-254					
DURKIN GERALD J JR &				03/08/2010	QS	262,500	24403-343					
SULLIVAN BRIAN P & KAREN				02/28/2002	QS	230,000	14874-329					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,500	12	1.00	12M 1.00	A 1.00	252,080	1.30	A	1.00	RM5 1.15	305,560

LAND

TOTAL	40,511 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	305,600	288,300
St Ind	STONYBROOK		BUILDING	150,700	142,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	458,600	432,900			

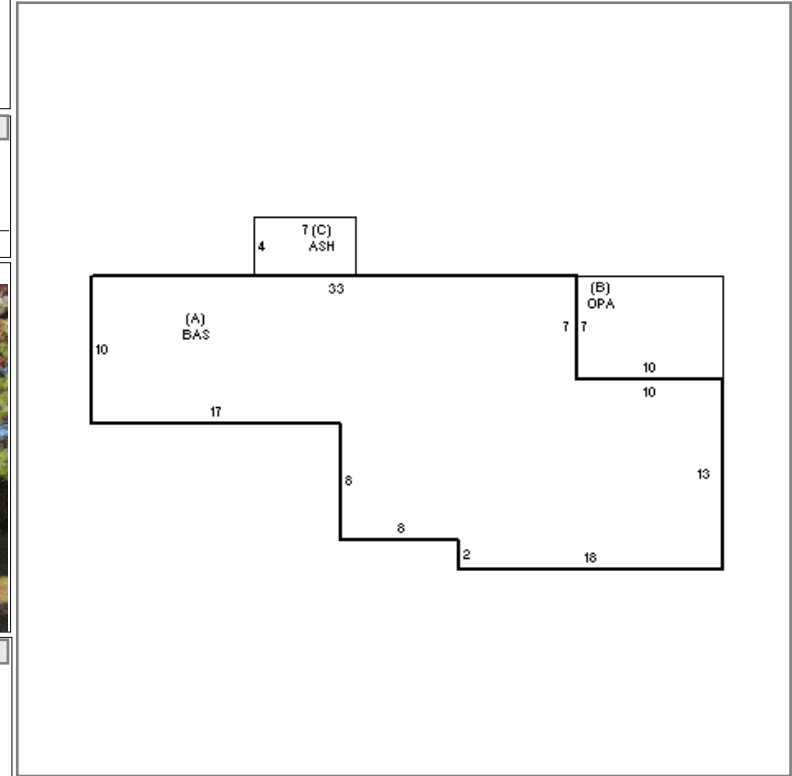
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X16		20.77	2,300



BLDG COMMENTS

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	%
643	09/28/2020	7	ALTERATIONS	5,000	12/29/2020	NF	100	100
411	04/10/2020	16	MLS REVIEW	329,000	01/19/2021	JMG	100	100
90	10/01/2009	7	ALTERATIONS	1,400	04/05/2010	JH	100	100
397	02/15/2002	7	ALTERATIONS	500			100	100
	07/06/2001	7	ALTERATIONS	8,000			100	100

DETACHED



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/1/2018	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/27/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	604	DETAIL ADJ	1.000
\$NLA(RCN)	\$337	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,095	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	604	1940	305.41	184,469
B	OPA	N	OPEN PORCH	70		52.50	3,675
C	ASH	N	ATT SHED	28		30.60	857
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	203.651	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	G	
BATHS	G	
HEAT/ELEC	G	
EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$150,700	