Key: 2349

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,507

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORCORAN AMY BETH 178 STONY BROOK ROAD BREWSTER, MA 02631	15-6-0	178 STONY BROOK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORCORAN AMY BETH	12/16/2020	O	350,000	33584-79
NEWCOMB KNOLLS LLC	10/01/2020	U	300,000	33319-87
ULSHOEFFER ELBERT C TRUS	11/18/2019	F	100	32477-167

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

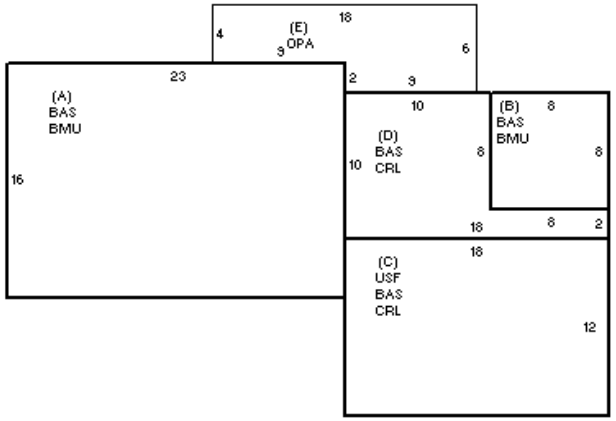
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-870	08/01/2023	7	ALTERATIONS	10,000	07/03/2024	TCK	100	100
576	06/16/2021	77	SOLAR PANELS	39,000	05/11/2022	TCK	100	100
392	04/21/2021	7	ALTERATIONS	10,000	05/11/2022	TCK	100	100
114	02/08/2021	2	ADD	35,000	05/11/2022	TCK	100	100
	12/16/2020	15	SALE REVIEW	350,000	03/29/2021	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	12M 1.00	A 1.00	252,080	1.00	A 1.00	RM5 1.15			348,850
300	A	0.741	12 1.00	12M 1.00	A 1.00	13,800	1.00	A 1.00	RM5 1.15			10,230

TOTAL	2.118 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STONYBROOK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	359,100	338,800
BUILDING	257,100	231,200
DETACHED	13,600	13,500
OTHER	0	0
TOTAL	**629,800**	**583,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	14X35		490	30.15	10,300
SHF	G 1.20	20 0.80	12X14	2001	168	24.92	3,300

PHOTO 07/03/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	14	1.05	SALTBOX [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/23/2008	JH
LIST	1/23/2008	EST
REVIEW	7/25/2024	EMZ

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	980	DETAIL ADJ	1.000
$NLA(RCN)	$364	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,753
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	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	432		72.86	31,477
A	BAS	L	BASE AREA	368	2021	317.05	116,674
+	BAS	L	BASE AREA	396	1890	317.05	125,552
C	CRL	N	BSMT CRAWL	216		33.10	7,149
C	USF	L	UPPER STORY FIN	216	1890	202.44	43,726
D	CRL	N	BSMT CRAWL	116		33.09	3,839
E	OPA	N	OPEN PORCH	90		54.50	4,905
	F21	O	FPL 2S 1OP	1		11,064.60	11,065

TOTAL RCN	357,140
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$257,100		