

Key: 2359

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.516

LEGAL

LAND

DETAILED

BUILDING

| CURRENT OWNER                                                                                                            |  | PARCEL ID  |    | LOCATION             |              |
|--------------------------------------------------------------------------------------------------------------------------|--|------------|----|----------------------|--------------|
| RIEDL ROBERT J & LINDA E TRUSTEES<br>C/O RIEDL ROBERT J & LINDA E TRUSTEES<br>400 STONY BROOK ROAD<br>BREWSTER, MA 02631 |  | 15-60-0    |    | 400 STONY BROOK ROAD |              |
| TRANSFER HISTORY                                                                                                         |  | DOS        | T  | SALE PRICE           | BK-PG (Cert) |
| RIEDL ROBERT J & LINDA E                                                                                                 |  | 03/05/2024 | F  | 1 36249-287          |              |
| RIEDL ROBERT J & LINDA E                                                                                                 |  | 10/26/2021 | F  | 1 34604-291          |              |
| RIEDL ROBERT J & LINDA E                                                                                                 |  | 02/01/1983 | XX | 7,555 3672-345       |              |

| 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 %   |
| 251    | 04/22/2013 | 7             | ALTERATIONS | 35,000 | 06/04/2015 | MW     | 100 100 |

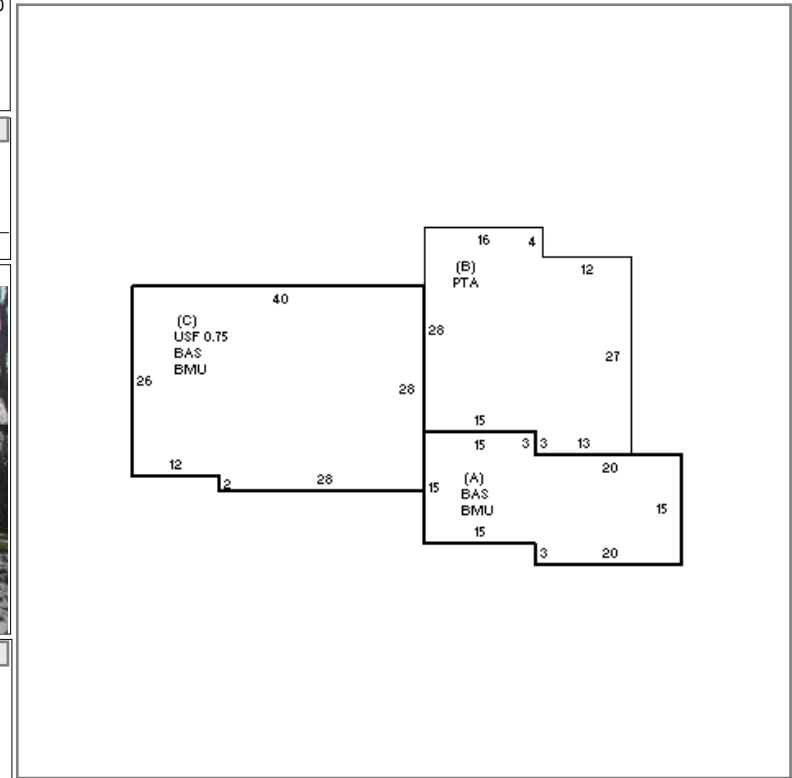
| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 60,000   | 12   | 1.00   | 12M  | 1.00     | A   | 1.00 |     |      |            | 348,850   |
| 300 | A | 1,932    | 12   | 1.00   | 12M  | 1.00     | A   | 1.00 | RM5 | 1.15 |            | 26,660    |

| TOTAL  | 3.309 Acres | ZONING | RM       | FRNT      | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|----------|-----------|---------|----------|---------|----------|
| Nbhd   | NBHD 12     | NOTE   | LAND     | 375,500   | 354,200 | BUILDING | 576,100 | 543,900  |
| St Ind | STONYBROOK  |        | DETACHED | 64,900    | 64,200  | OTHER    | 0       | 0        |
| Infl   | AVERAGE     |        | TOTAL    | 1,016,500 | 962,300 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB         | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------------|-------|-----------|--------|
| CTA | G    | 1.20 | 10 0.90  |            | 1     | 43,556.28 | 39,200 |
| IPV | G    | 1.20 | 10 0.90  | 16X36 EST  | 512   | 44.37     | 20,400 |
| GZB | A    | 1.00 | 50 0.50  | 8 SIDES 7' | 237   | 35.80     | 4,200  |
| SHF | A    | 1.00 | 50 0.50  | 8X12       | 96    | 22.01     | 1,100  |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 2/1/2018   | NF  |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 2/1/2018   | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 12/16/2019 | MR  |
| QUALITY  | G  | 1.30 | GOOD [100%]     |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |



| YEAR BLT      | 1950  | SIZE ADJ   | 1.000    |
|---------------|-------|------------|----------|
| NET AREA      | 2,443 | DETAIL ADJ | 1.000    |
| \$NLA(RCN)    | \$368 | OVERALL    | 1.050    |
| CAPACITY      |       | UNITS      | ADJ      |
| STORIES       |       | 1.75       | 1.00     |
| ROOMS         |       | 7          | 1.00     |
| BEDROOMS      |       | 4          | 1.00     |
| BATHROOMS     |       | 2          | 1.00     |
| FIXTURES      |       | 6          | \$10,647 |
| GARAGE SPACES |       | 2          | 1.00     |
| % BSMT FIN    |       | 0          | 1.00     |
| # 1/2 BATHS   |       | 0          | 1.00     |
| # OF UNITS    |       | 1          | 1.00     |

| ELEMENT      | CD | DESCRIPTION | ADJ  |
|--------------|----|-------------|------|
| FOUNDATION   | 5  | OTHER       | 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  | 1  | HARDWOOD    | 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 | 1,621 |      | 69.82     | 113,184 |
| + | BAS | L | BASE AREA       | 1,621 | 1950 | 323.01    | 523,604 |
| B | PTA | N | PATIO           | 775   |      | 16.28     | 12,615  |
| C | USF | L | UPPER STORY FIN | 822   | 1950 | 248.39    | 204,178 |
|   | BMG | O | BSMT GARAGE     | 2     |      | 4,222.65  | 8,445   |
|   | F11 | O | FPL 1S 1OP      | 1     |      | 10,424.50 | 10,425  |
|   | F22 | O | FPL 2S 2OP      | 1     |      | 17,024.30 | 17,024  |

| TOTAL RCN      | 900,123    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | V          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1961 / 62  |
| COND           | 36 36 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 36 % GD 64 |
| RCNLD          | \$576,100  |