

Key: 2361

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.518

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CREMA CHRISTOPHER E & CHALLIS L 412 STONY BROOK ROAD BREWSTER, MA 02631		15-57-0		412 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CREMA CHRISTOPHER E & CHA LUTY STEPHANIE L TRUSTEE		04/05/2019	QS	557,500	31934-63
		03/21/2002	F	1	14952-190
LUTY PHILIP A & STEPHANIE		10/16/1989	F	82,500	6919-059

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 %
682	07/25/2019	7	ALTERATIONS	6,343	07/13/2020	MR	100 100
405	04/05/2019	15	SALE REVIEW	557,500	03/04/2020	JMG	100 100
	12/01/1989	1	NEW CONSTRUC		03/07/1991		100 100

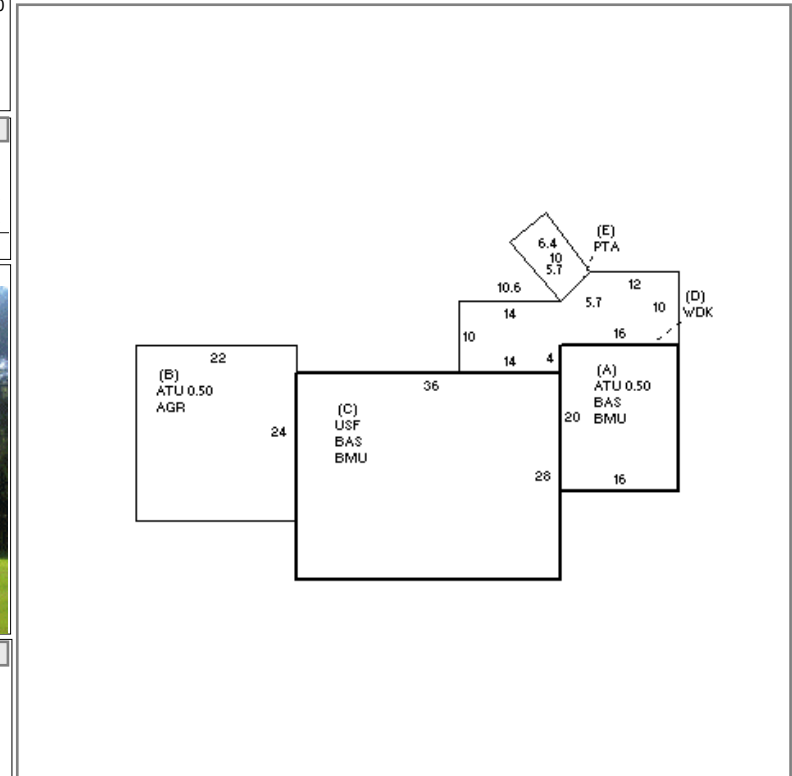
LAND

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	0.008	12	1.00	12M	1.00	A	1.00	13,800	1.00	A	1.00	RM5	1.15		110

TOTAL	1.385 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	349,000	329,200
St Ind	STONYBROOK		BUILDING	604,600	571,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>953,600</b>	<b>900,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/1/2018	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/21/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	775,119
NET AREA	2,336	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,328		64.55	85,729		
\$NLA(RCN)	\$332	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,328	1989	292.84	388,894		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	160		63.44	10,150		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	528		46.08	24,331		
				FLOOR COVER	1	HARDWOOD	1.00	B	ATU	N	ATTIC UNF	264		63.44	16,748		
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	1,008	1989	209.50	211,173		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	WDK	N	WOOD DECK	292		46.57	13,598		
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	62		24.56	1,523		
									F11	O	FPL 1S 1OP	1		9,072.80	9,073		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1989 / 34
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$604,600