

Key: 2362

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.519

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|----------------------|--------------|
| MCKAY VINCENT & DAVIS ELIZABETH S 67 CANTERBURY ROAD NEWTON, MA 02461 | | 15-56-0 | | 448 STONY BROOK ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| MCKAY VINCENT & DAVIS ELI | | 03/18/2022 | QS | 780,000 | 34985-318 |
| MOCHAK DEBORAH C | | 06/23/1999 | H | 12357-143 | 1 |
| MOCHAK PETER D & DEBORAH | | 12/16/1988 | XX | 6560-095 | |

| 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 % |
| 11 | 03/18/2022 | 15 | SALE REVIEW | 780,000 | 04/11/2023 | JMG | 100 100 |
| 402 | 01/06/2021 | 7 | ALTERATIONS | 4,600 | 05/11/2022 | TCK | 100 100 |
| | 07/08/2004 | 7 | ALTERATIONS | 7,500 | | | 100 100 |

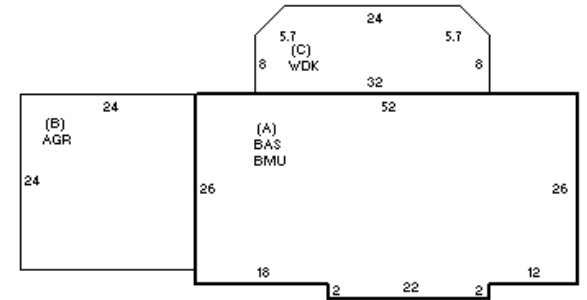
LAND

| 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 | 0.043 | 12 | 1.00 | 12M | 1.00 | A | 1.00 | 13,800 | 1.00 | A | 1.00 | RM5 | 1.15 | | 590 |

| | | | | | | | | |
|--------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 1.420 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE | | | | LAND | 349,400 | 329,700 |
| St Ind | STONYBROOK | | BUILDING | 429,700 | 405,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 779,100 | 735,500 |

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 | 4/11/2023 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/11/2023 | JMG |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1989 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 537,151 |
|---------------|-------|------------|---------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|-----------|----------------|------------|
| NET AREA | 1,396 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,396 | | 61.57 | 85,946 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$385 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,396 | 1989 | 279.28 | 389,881 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 576 | | 42.97 | 24,753 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | WDK | N | WOOD DECK | 368 | | 44.41 | 16,345 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 8,652.70 | 8,653 | BATHS | A | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,736.20 | 2,736 | HEAT/ELEC | G | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 1 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | |
| FIXTURES | | 6 | \$8,837 | | | | | | | | | | | | | | |
| GARAGE SPACES | | 2 | 1.00 | | | | | | | | | | | | | | |
| % BSMT FIN | | 0 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1993 / 30 |
| | | | | | | | | | | | | | | | | COND | 20 20 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 20 % GD 80 |
| | | | | | | | | | | | | | | | | RCNLD | \$429,700 |