

Key: 2395

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.550

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MORIN STEPHEN GERARD TRUSTEE & MORIN STEPHANIE ALETHEA TRUSTEE 50 CARRIAGE DRIVE BREWSTER, MA 02631				5-62-0				50 CARRIAGE DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MORIN STEPHEN GERARD TRUS				06/07/2022	F	1	35172-197	
MORIN STEPHEN G & STEPHAN				05/12/2004	QS	319,900	18578-223					
HENNION WILLIAM D & BARBA				11/08/1982	XX	56,000	3600-164					

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	%
NP		12	CYCLICAL NON		02/19/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,465	12	1.00	12L 1.00 A 1.00	219,200	2.47	A	1.00	R03 1.00		217,400

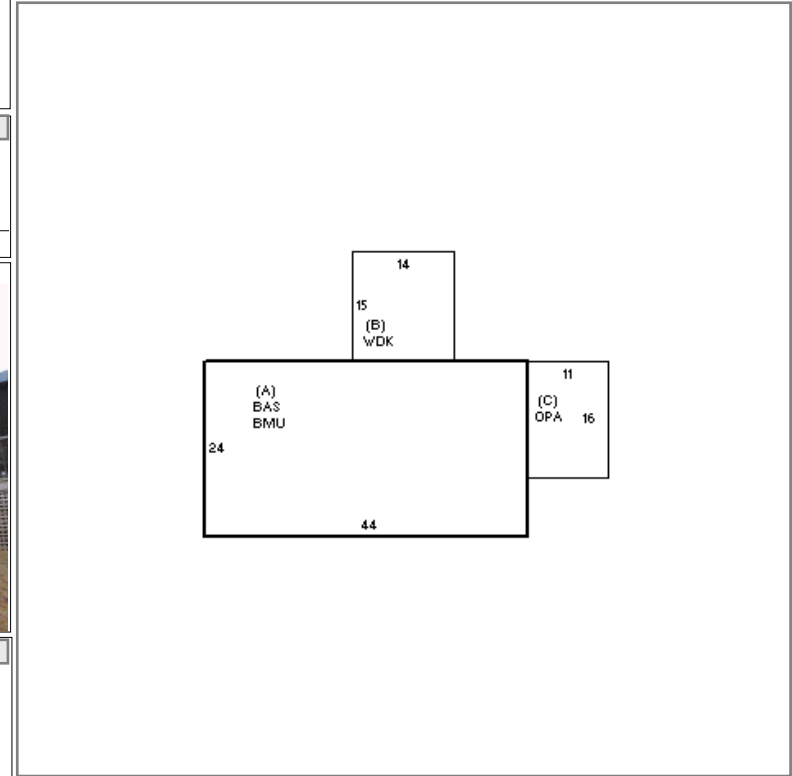
TOTAL	17,465 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	217,400	205,100
St Ind	BRIDLEPATH		BUILDING	267,100	252,100			
Infl	AVERAGE		DETACHED	2,700	2,700			
			OTHER	0	0			
			TOTAL	487,200	459,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70 16X10		160	15.14	1,700
PTD	A	1.00	30 0.70 11X15		165	8.55	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/6/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/17/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	370,978
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		56.46	59,625	CONDITION ELEM	CD
\$NLA(RCN)	\$351	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1973	261.29	275,922	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	210		39.20	8,232	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	176		50.00	8,800	KITCHEN	A
				FLOOR COVER	3	WW CARPET	1.00		BMG	O	BSMT GARAGE	1		4,447.00	4,447	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415		
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,900
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF. YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$267,100