

Key: 2422

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.575

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
O'CONNOR-RICE CLARE 181 STONY BROOK ROAD BREWSTER, MA 02631		15-34-0		181 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
O'CONNOR-RICE CLARE		09/26/2016	F	1 (210787)	
RICE JOHN J & O'CONNOR CL		10/08/1986	XX	172,000 (108327)	

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 %
171	03/02/2017	7	ALTERATIONS	12,000	06/14/2018	NF	100 100
370	05/24/2012	2	ADD	10,000	01/28/2013	SF	100 100
589	10/05/2001	3	OUT BUILDING	1,300	01/23/2008	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	12	1.00	12M	1.00	A	1.00	201,664	1.00	20	0.80	RM5	1.15	279,080
300	A	0.593	12	1.00	12M	1.00	A	1.00	13,800	1.00	A	1.00	RM5	1.15	8,180

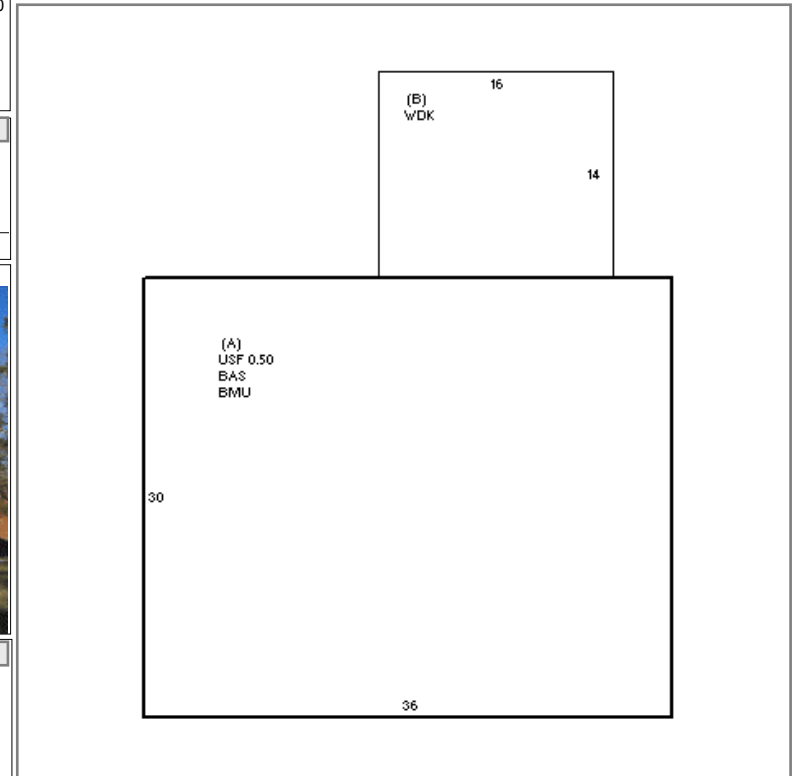
TOTAL	1.970 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=SLOPE			LAND	287,300	271,000
St Ind	STONYBROOK		LAND BUILDING	452,400	427,200			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	741,200	699,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 8X10	2001	80	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/20/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/15/2018	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00



YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$11,138
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	579,952
A	BMU	N	BSMT UNFINISHED	1,080		69.11	74,640		
A	BAS	L	BASE AREA	1,080	1985	319.82	345,404		
A	USF	L	UPPER STORY FIN	540	1985	227.33	122,756		
B	WDK	N	WOOD DECK	224		47.98	10,748		
	F22	O	FPL 2S 2OP	1		15,265.70	15,266		

CONDITION ELEM	CD
EXTERIOR	G
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	\$452,400