

Key: 2589

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.753

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NAJARIAN STEPHEN P TRUSTEE STEPHEN P NAJARIAN REVOCABLE TRUST 571 STONY BROOK ROAD BREWSTER, MA 02631		25-20-0		559-571 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NAJARIAN STEPHEN P TRUSTE		07/13/2022	F	10	35245-4
NAJARIAN STEPHEN P		11/27/2018	O	424,400	31689-17
RAMSAY WILLIAM M TRUSTEE		05/22/2008	F	1	22929-116

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES		559	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
679	10/08/2020	1	NEW CONSTRUC	344,373	07/03/2024	TCK	100 100
679	09/24/2020	5	OTHER		12/29/2020	NF	100 100
879	10/08/2019	7	ALTERATIONS	5,293	07/13/2020	MR	100 100
728	08/12/2019	7	ALTERATIONS	10,882	07/13/2020	MR	100 100
	11/27/2018	15	SALE REVIEW	424,400	12/05/2018	JMG	100 100

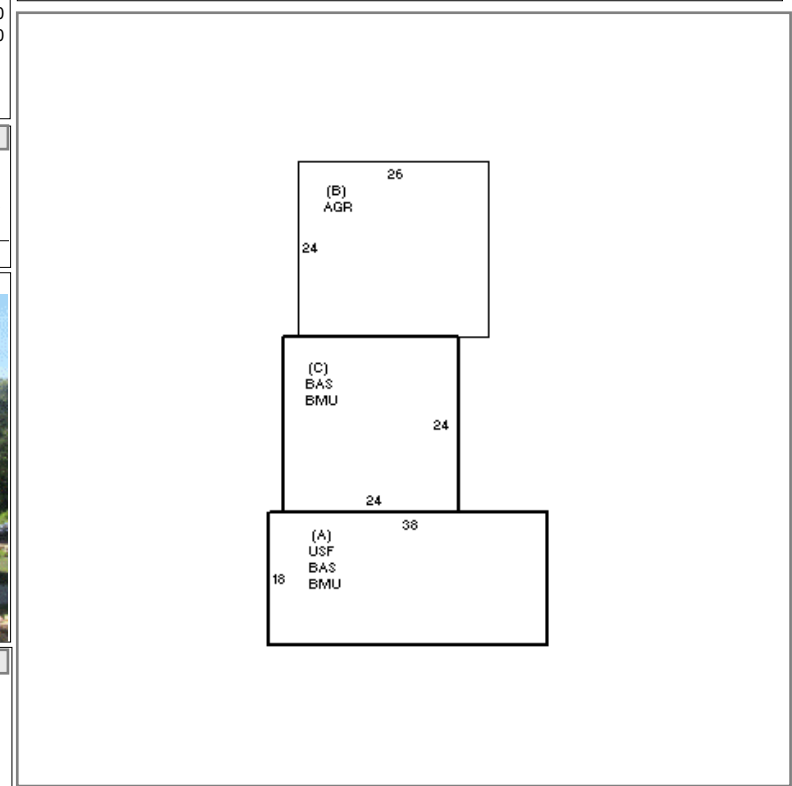
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	12	1.00	12M	1.00	A	1.00	252,080	1.00	A	1.00	RM5	1.15	348,850
200	A	1,377	12	1.00	12M	1.00	A	1.00	138,575	1.00	A	1.00	RM5	1.15	190,820
300	A	0,846	12	1.00	12M	1.00	A	1.00	13,800	1.00	A	1.00	RM5	1.15	11,670

TOTAL	3.600 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE FY2020 adjust SF per 11/15/18 JMO survey plan	LAND	551,300	520,200			
St Ind	STONYBROOK		BUILDING	570,700	381,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	255,900	241,500			
			<b>TOTAL</b>	<b>1,377,900</b>	<b>1,142,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
# 559 New Colonial



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/24/2023	TCK
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	576,512
NET AREA	1,944	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,260		57.60	72,575	CONDITION ELEM	CD
\$NLA(RCN)	\$297	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,260	2022	261.29	329,225	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	2022	194.88	133,297	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	624		39.29	24,517	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00		GFP	O	GAS FIREPLACE	1		3,313.60	3,314	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560	HEAT/ELEC	A
				HEATING/COOL	16	FHA+DCTLS AC	1.01										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		8	\$11,024														
GARAGE SPACES		2	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2022 / 1
																COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$570,700

Key: 2589

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.754

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NAJARIAN STEPHEN P TRUSTEE				25-20-0				559-571 STONY BROOK ROAD				
STEPHEN P NAJARIAN REVOCABLE TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
571 STONY BROOK ROAD												
BREWSTER, MA 02631												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			571	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	255,900	
St Ind		BUILDING			
Infl		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2018	JMG
MODEL	1		RESIDENTIAL	LIST	12/5/2018	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#571 original ranch

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YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,427
NET AREA	1,404	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,404		52.63	73,890		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,404	1956	241.57	339,164		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1		F12	O	FPL 1S 2OP	1		9,473.00	9,473		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00										
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOL	2	HOT WATER	1.00										
FIXTURES	3	\$3,900		FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1933 / 90
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$255,900