

Key: 2598

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.762

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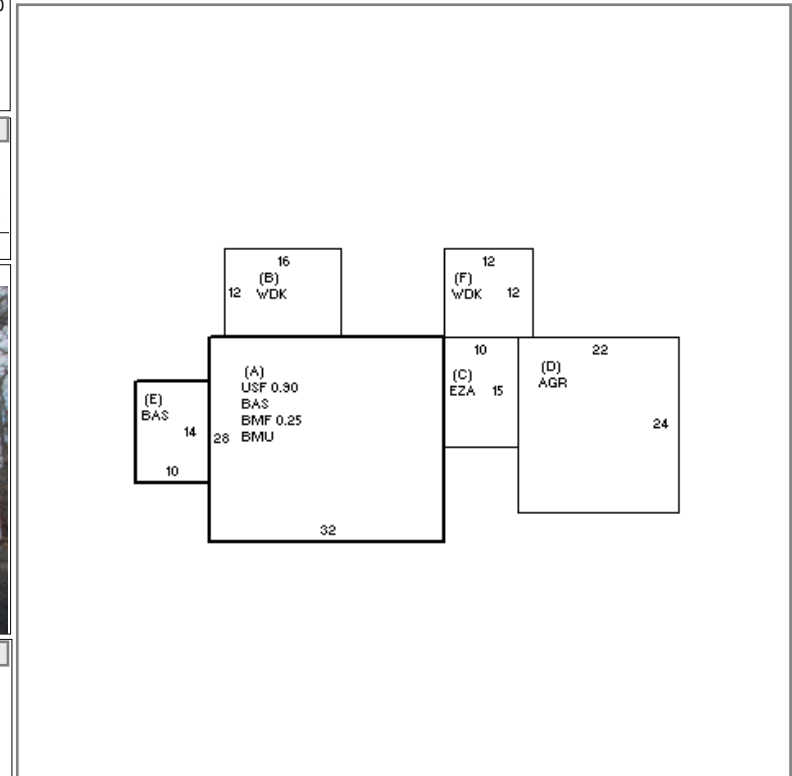
CURRENT OWNER		PARCEL ID		LOCATION												
BULMAN MARK J & PATRICIA F 65 WOLCOTT WOODS LANE MILTON, MA 02186		15-55-0		417 STONY BROOK ROAD												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
BULMAN MARK J & PATRICIA		07/25/2023	QS	912,000	35906-62											
JOHNSON DAVID P JR & ELIZ		11/02/2004	G	489,600	19203-278											
DOYLE JENNIE M		06/03/2002	H		N/A-N/A											
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	1,295	12	1.00	12M	1.00	A	1.00	13,800	1.00	A	1.00	RM5	1.15		17,870

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 %
2025-20		13	SPLIT/SUB/LA		05/30/2024	JMG	100 100
	07/25/2023	16	MLS REVIEW	912,000	05/30/2024	JMG	100 100
		14	CYCLICAL GRO		01/24/2018	NF	100 100
113	02/13/2017	5	OTHER	3,400	06/14/2018	NF	100 100
664	08/09/2013	7	ALTERATIONS	8,000	08/12/2014	RJM	100 100

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TOTAL	2.672 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	FY25 Combine parcel 15-55-0 with 15-54-0 to remain 15-55-0			LAND	366,700	305,200
St Ind	STONYBROOK		LAND	489,300	446,400			
Infl	AVERAGE		DETACHED	5,100	5,000			
			OTHER	0	0			
						TOTAL	861,100	756,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85	10X10	2004	100	22.01
HTB	A	1.00	20 0.80			1	4,058.10



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BUILDING	CD	ADJ	DESC	MEASURE	1/24/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/31/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/30/2024	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 BMF=FAMILY RM/EX RM
 PULL DOWN STAIRS TO ATTIC

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	627,370		
NET AREA	1,842	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		68.14	61,058	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	224		46.59	10,435	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	806	2005	210.18	169,403	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	336		45.28	15,213	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	C	EZA	N	ENCL BREEZEWAY	150		84.78	12,717	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	528		44.80	23,656	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	+	BAS	L	BASE AREA	1,036	1950	301.79	312,654				
				FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		11,724.40	11,724				
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$489,300