

Key: 2602

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.769

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROMAN CATHOLIC BISHOP OF FALL RIVER OUR LADY OF THE CAPE PO BOX 1799 BREWSTER, MA 02631				25-2-0				482 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROMAN CATHOLIC BISHOP OF				04/27/2020	G		1 32858-220				
ROMAN CATHOLIC BISHOP				11/13/1961	XX		1049-53				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9600	100	CHUR.MOSQ.SYNA.TEMP				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-795	02/05/2024	20	3ABC					0
	02/27/2023	20	3ABC					0
	10/15/2022	7	ALTERATIONS		05/24/2024	PJK	100	100
22-795	09/22/2022	7	ALTERATIONS	16,300	05/24/2024	PJK	100	100
	02/25/2022	20	3ABC					0

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	219,200	1.00	A	1.00	303,350
200	A	4.132	12	1.00	12M	1.00	A	1.00	120,500	1.00	A	1.00	497,910
300	A	0.862	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	10,340

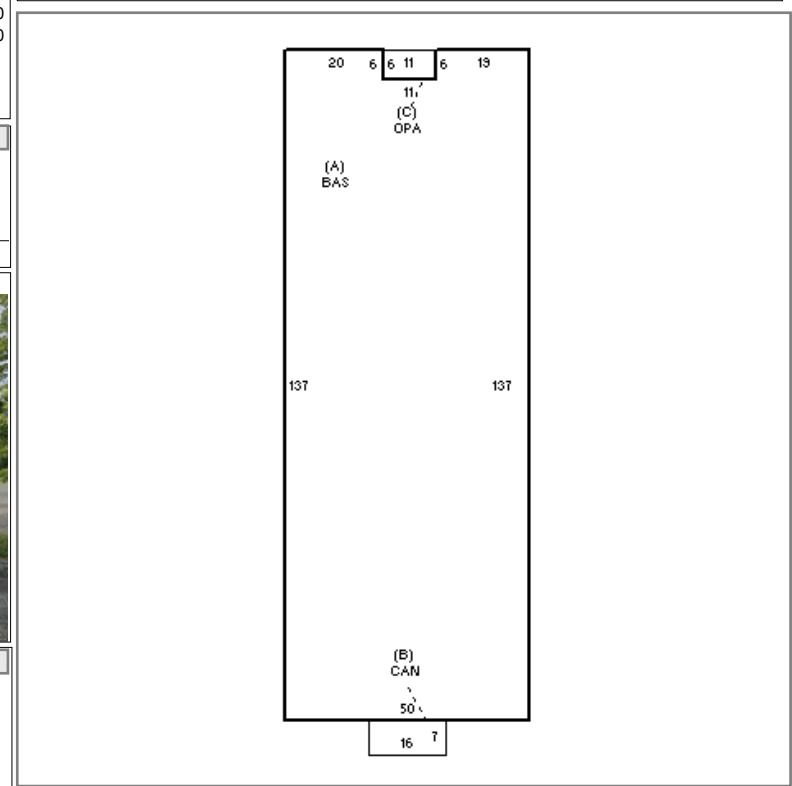
TOTAL	6.371 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12				N O T E	FY21 adjust SF per ANR plan 2020-06; Lot A-1 & B-2			LAND	811,600	765,700
St Ind	STONYBROOK					LAND	584,700	566,000	BUILDING	55,000	55,000
Infl	AVERAGE					OTHER	0	0	OTHER	0	0
TOTAL								TOTAL	1,451,300	1,386,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		50,000	2.20	55,000



BUILDING	CD	ADJ	DESC	MEASURE	10/13/1989	RD
MODEL	5		CIM	LIST	10/13/1989	RD
STYLE	71	1.01	CLUB/LODGE/HALL [100%]	REVIEW	7/10/2009	SEJ
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00



YEAR BLT	1963	SIZE ADJ	0.840
NET AREA	14,268	DETAIL ADJ	1.020
\$NLA(RCN)	\$66	OVERALL	1.000

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	6,784	1963	75.39	511,445
B	CAN	N	CANOPY	112		15.21	1,703
C	OPA	N	OPEN PORCH	66		18.98	1,253
	BMF	L	BSMT FIN	6,784	1963	29.15	197,742
	USF	L	UP-STRY FIN	700	1963	75.39	52,773
	BMU	N	BSMT UNF	6,784		26.27	178,212

TOTAL RCN	943,128	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
EFF.YR/AGE	1976 / 47	
COND	38 38 %	
FUNC	0	
ECON	0	
DEPR	38 % GD	62
RCNLD	\$584,700	