

Key: 2605

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.773

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GRASSO NICOLE M & PAUL L 81 CULVER ROAD GROTON, MA 01450		25-37-0		620 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GRASSO NICOLE M & PAUL L		08/31/2022	QS	915,000	35338-288
EBERSMAN DOUGLAS M TRUSTE		08/08/2022	DC		32674-64
MATKOWSKI PATRICIA NELSON		02/06/2020	F	1	32674-64

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 %
782	08/31/2022	16	MLS REVIEW	915,000	06/13/2023	JMG	100 100
278	11/03/2020	7	ALTERATIONS	2,437	12/29/2020	NF	100 100
607	06/15/2010	2	ADD	95,000	03/21/2012	MR	100 100
699	10/18/2004	2	ADD	31,945	05/11/2005	JB	100 100
	12/23/1998	3	OUT BUILDING	960	05/11/2005	JB	100 100

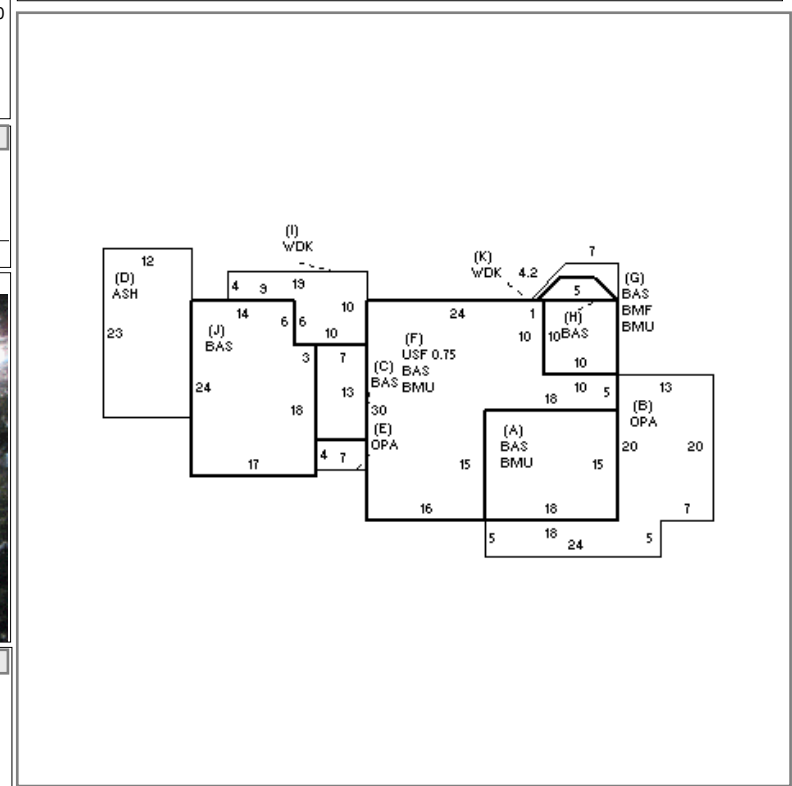
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	12M	1.00	A	1.00				348,850
300	A	0.003	12	1.00	12M	1.00	A	1.00	RM5	1.15		40

TOTAL	1.380 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	348,900	329,200
St Ind	STONYBROOK						BUILDING	538,800	515,000
Infl	AVERAGE						DETACHED	15,200	15,000
							OTHER	0	0
							<b>TOTAL</b>	<b>902,900</b>	<b>859,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	15 0.85 12X24	2004	288	53.44	13,100
PTD	A	1.00	15 0.85 18X18	2004	324	7.65	2,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/18/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/13/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,013	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,020		63.35	64,618
\$NLA(RCN)	\$322	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	370	1997	271.04	100,286
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	408		56.10	22,889
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	91	2010	271.04	24,665
				FLOOR COVER	1	HARDWOOD	1.00	D	ASH	N	ATT SHED	276		28.29	7,809
				INT FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	488	1997	208.38	101,690
				HEATING/COOL	2	HOT WATER	1.00	G	BMF	N	BSMT FINISH	100		45.25	4,525
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	674	1997	271.04	182,682
								+	WDK	N	WOOD DECK	160		43.98	7,037
								J	BAS	L	BASE AREA	390	2010	271.04	105,706
								F21	O	FPL 2S 1OP	1		11,389.40	11,389	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710	

TOTAL RCN	649,133	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 2000 / 23		
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$538,800	