

Key: 2613

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.781

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
RICONDA KATELYN M & MERRILL KYLE R 786 STONY BROOK ROAD BREWSTER, MA 02631		35-2-0	786 STONY BROOK ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RICONDA KATELYN M & MERRI		06/21/2019	U	510,000	32104-172	
WENTWORTH ALEXANDER & KRI		12/09/2011	QS	400,000	25909-323	
DIBBLE ROBERT E JR		02/05/2010	DC		24354-2	

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	%
23-1218	12/15/2023	7	ALTERATIONS	1,194	07/05/2024	TCK	100	100
171	03/10/2016	7	ALTERATIONS	5,000	05/01/2018	NF	100	100

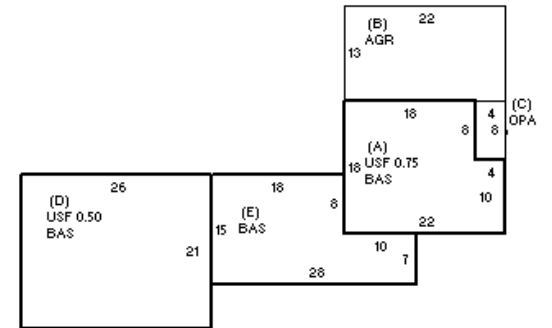
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,628	12	1.00	12M 1.00	A 1.00						299,320

TOTAL	1.300 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	299,300	282,400
St Ind	STONYBROOK		BUILDING	390,500	368,700			
Infl	AVERAGE		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	691,700	652,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40	8X6 & 11X17	235	19.84	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/18/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/25/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	1,796	DETAIL ADJ	1.000
\$NLA(RCN)	\$362	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$10,748	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

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	2	WD SHINGLE	1.01
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,250	1800	339.68	424,596
+	USF	L	UPPER STORY FIN	546	1800	255.93	139,736
B	AGR	N	ATT GARAGE	286		59.39	16,987
C	OPA	N	OPEN PORCH	32		68.90	2,205
	BMU	N	BSMT UNFINISHED	241		92.11	22,200
	F22	O	FPL 2S 2OP	2		17,185.75	34,372
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	650,843
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$390,500