

Key: 2619

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.787

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|----------------------|------------|--------------|--|
| PRYCE CHARLES S & KAREN K TRUSTEES THE PRYCE LIVING TRUST 767 STONY BROOK ROAD BREWSTER, MA 02631 | | 35-6-0 | 767 STONY BROOK ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| PRYCE CHARLES S & KAREN K | | 10/12/2018 | F | 1 | 31591-67 | |
| PRYCE CHARLES S & KAREN K | | 11/23/2011 | QS | 370,000 | 25865-213 | |
| GORDON JASON M | | 10/05/1988 | XX | | 6469-241 | |

| 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 % |
| 523 | 06/20/2013 | 7 | ALTERATIONS | 5,000 | 08/12/2014 | RJM | 100 100 |
| 483 | 06/11/2013 | 2 | ADD | 9,000 | 08/12/2014 | RJM | 100 100 |
| 350 | 08/25/2009 | 7 | ALTERATIONS | 4,500 | 04/07/2010 | JH | 100 100 |


LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|--------|----------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 30,942 | 12 | 1.00 | 12M 1.00 | A | 1.00 | 252,080 | 1.58 | A | 1.00 | RM5 1.15 | 282,720 |

| | | | | | | | | |
|--------|------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 30,942 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE | LAND | 282,700 | 266,700 | | | |
| St Ind | STONYBROOK | | BUILDING | 457,200 | 431,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 739,900 | 698,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 12/26/2017 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/26/2017 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/27/2017 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/5/2018 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

BUILDING

| YEAR BLT | 1989 | SIZE ADJ | 1.000 |
|---------------|-------|------------|---------|
| NET AREA | 1,704 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$327 | OVERALL | 1.080 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 5 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 7 | \$9,828 |
| 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,304 | | 58.69 | 76,527 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,136 | 1989 | 266.22 | 302,426 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 400 | 1989 | 200.58 | 80,233 |
| ROOF COVER | 2 | WD SHINGLE | 1.01 | B | WDK | N | WOOD DECK | 274 | | 42.34 | 11,600 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | BAS | L | BASE AREA | 168 | 1989 | 266.22 | 44,725 |
| INT FINISH | 2 | DRYWALL | 1.00 | D | ATU | N | ATTIC UNF | 160 | | 57.67 | 9,228 |
| HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | E | ATU | N | ATTIC UNF | 208 | | 57.67 | 11,996 |
| FUEL SOURCE | 1 | OIL | 1.00 | F21 | O | | FPL 2S 10P | 1 | | 10,963.10 | 10,963 |

| TOTAL RCN | 557,525 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1997 / 26 |
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$457,200 |

