Key: 2625 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 2.793

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TODD WILLIAM R & ELIZABETH H **781 STONY BROOK ROAD** **BREWSTER, MA 02631**	**35-7-0**	**781 STONY BROOK ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TODD WILLIAM R & ELIZABET	10/28/1980	XX		(83402)

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	%
223	04/27/2001	3	OUT BUILDING	3,000			100	100
341	06/18/1997	3	OUT BUILDING	24,000	07/31/2001	SJM	100	100

LAND

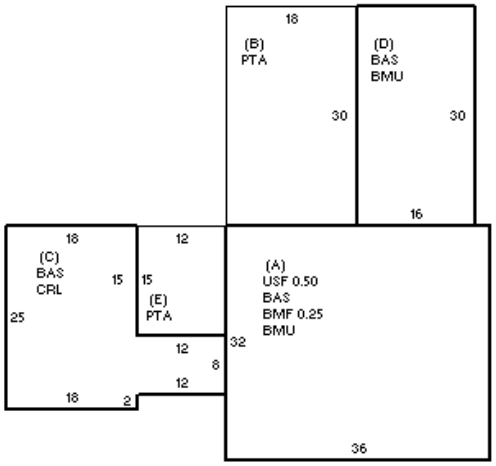
CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	12M	1.00	A	1.00	219,200	1.00	A	1.00	RM3	1.00			303,350
300	A	0.123	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	RM3	1.00			1,480

TOTAL	1.500 Acres	ZONING	RM	FRNT	0

Nbhd	NBHD 12
St Ind	STONYBROOK
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	304,800	287,600
BUILDING	735,000	694,300
DETACHED	53,000	52,500
OTHER	0	0
TOTAL	**1,092,800**	**1,034,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	01 1.00	28X28	1997	784	65.04	51,000
SHF	A 1.00	50 0.50	12X16	1997	192	20.77	2,000

PHOTO 12/26/2017

BLDG COMMENTS
GENERATOR
BMF=EXERCISE RM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/26/2017	NF
LIST	1/24/2018	NF
REVIEW	12/17/2019	MR

YEAR BLT	1981	SIZE ADJ	0.990
NET AREA	2,754	DETAIL ADJ	1.000
$NLA(RCN)	$361	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	$20,888
GARAGE SPACES	0	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	1	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	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,632		67.81	110,665
A	BMF	N	BSMT FINISH	288		53.47	15,398
+	BAS	L	BASE AREA	2,178	1981	294.09	640,520
A	USF	L	UPPER STORY FIN	576	1981	246.20	141,810
B	PTA	N	PATIO	540		15.81	8,537
C	CRL	N	BSMT CRAWL	546		40.25	21,977
E	PTA	N	PATIO	180		20.02	3,604
	F11	O	FPL 1S 1OP	1		10,123.70	10,124
	F22	O	FPL 2S 2OP	1		16,533.00	16,533
	ODS	O	OUTDOOR SHOWER	1		3,201.30	3,201

TOTAL RCN	993,258

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1981 / 42		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$735,000