

Key: 2644

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.812

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| CORCORAN ELIZABETH ANN 19 OLD LANTERN LANE GROTON, MA 01450 | | | | 25-39-0 | | | | 572 STONY BROOK ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CORCORAN ELIZABETH ANN | | | | 07/31/1995 | QS | 125,000 | 9778-323 | | | | |
| ODILE M MORNEAULT | | | | 12/08/1992 | A | 100 | N/A-N/A | | | | |
| ODLIE M MORNEAULT | | | | 04/28/1992 | A | 31,002 | N/A-N/A | | | | |

| 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 | % |
| 678 | 09/06/2022 | 7 | ALTERATIONS | 6,000 | 03/24/2023 | TCK | 100 | 100 |
| 972 | 10/19/2021 | 7 | ALTERATIONS | 65,000 | 05/11/2022 | TCK | 100 | 100 |
| 644 | 09/28/2020 | 7 | ALTERATIONS | 17,000 | 12/29/2020 | NF | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 01/31/2018 | NF | 100 | 100 |

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| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 18,138 | 12 | 1.00 | 12M 1.00 A 1.00 | 252,080 | 2.40 | A | 1.00 | RM5 | 1.15 | 251,810 |

| | | | | | | | | |
|--------|------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 18,138 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE | LAND | | 251,800 | 237,600 | | |
| St Ind | STONYBROOK | | BUILDING | | 354,600 | 339,200 | | |
| Infl | AVERAGE | | DETACHED | | 0 | 0 | | |
| | | | OTHER | | 0 | 0 | | |
| TOTAL | | | | 606,400 | 576,800 | | | |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

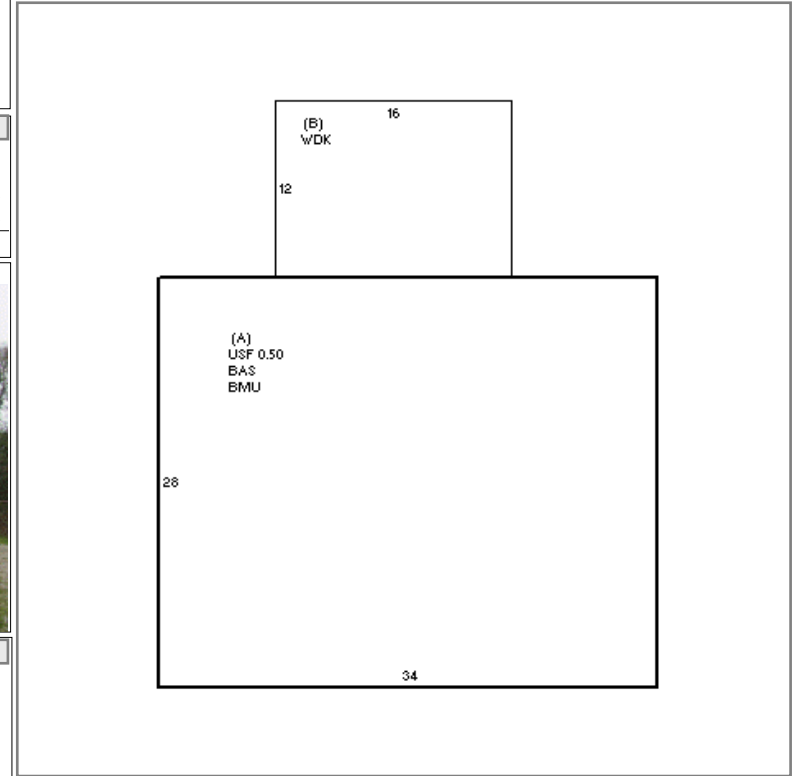


| BLDG COMMENTS |
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| HATCH TO ATTIC |

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| BUILDING | CD | ADJ | DESC | MEASURE | 1/31/2018 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/14/2018 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 4/10/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1976 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,428 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 952 | | 63.13 | 60,100 |
| \$NLA(RCN) | \$322 | OVERALL | 1.070 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 952 | 1976 | 284.85 | 271,182 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 476 | 1976 | 198.73 | 94,593 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK | 192 | | 41.94 | 8,053 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 4,758.30 | 4,758 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,861.60 | 10,862 |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,584.10 | 2,584 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |



| CAPACITY | UNITS | ADJ | TOTAL RCN | 460,478 |
|---------------|-------|---------|----------------------|------------|
| STORIES | 1.5 | 1.00 | CONDITION ELEM CD | |
| ROOMS | 6 | 1.00 | EXTERIOR | G |
| BEDROOMS | 3 | 1.00 | INTERIOR | A |
| BATHROOMS | 2 | 1.00 | KITCHEN | A |
| FIXTURES | 6 | \$8,346 | BATHS | V |
| GARAGE SPACES | 1 | 1.00 | HEAT/ELEC | A |
| % BSMT FIN | 0 | 1.00 | EFF.YR/AGE 1987 / 36 | |
| # 1/2 BATHS | 0 | 1.00 | COND | 23 23 % |
| # OF UNITS | 1 | 1.00 | FUNC | 0 |
| | | | ECON | 0 |
| | | | DEPR | 23 % GD 77 |
| | | | RCNLD | \$354,600 |