

Key: 2741

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.910

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ASSELIN NICOLETTE F PO BOX 657 YARMOUTHPORT, MA 02675				47-63-0				1222 STONY BROOK ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ASSELIN NICOLETTE F				07/17/2020	QS	1,050,000	33082-269					
POSEY JOHN E				10/28/2019	DC		15646-280					
MACDONALD PAUL F &				09/25/2002	N	900,000	15646-280					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	10	1.00	37	1.00	A	1.00				303,350
300	A	0.723	10	1.00	37	1.00	A	1.00	R03	1.00		8,680

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	91	MULTI-USE RES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-84	02/06/2024	7	ALTERATIONS	11,000				0
210	03/17/2022	7	ALTERATIONS	18,000	05/24/2024	PJK	100	100
	01/27/2021	22	I & E					0
	07/17/2020	13	SPLIT/SUB/LA		08/06/2020	JMG	100	100
		15	SALE REVIEW	1,050,000	02/21/2020	JMG	100	100

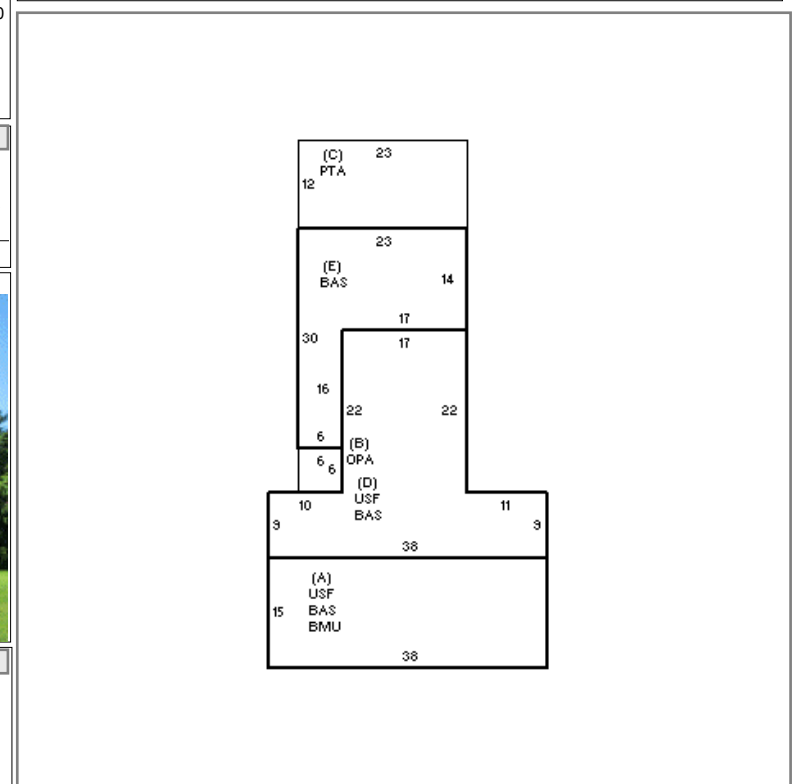
TOTAL	2.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E	FY21 Area Estimated after portion west of ROW conveyed to BCT per Deed Bk 32701 Pg 77			LAND	312,000	294,400
St Ind	PAINES-SACHEM		BUILDING	736,400	695,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	405,000	386,200			
			TOTAL	1,453,400	1,376,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/12/2019	JMG
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	11/25/2019	BOA
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1799	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,990	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	570		100.76	57,432
\$NLA(RCN)	\$362	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,286	1799	254.49	327,272
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	36		75.36	2,713
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	276		21.57	5,954
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,704	1799	356.68	607,786
				INT FINISH	1	PLASTER	1.00	F22	O	FPL 2S 2OP	3		18,798.23	56,395	
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER	1		3,640.10	3,640	
				FUEL SOURCE	2	GAS	1.00								



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	9	1.00		
BEDROOMS	4	1.00		
BATHROOMS	3	1.00		
FIXTURES	11	\$21,772		
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	1	1.00		
# OF UNITS	1	1.00		

TOTAL RCN	1,082,963
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$736,400

Key: 2741

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.912

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ASSELIN NICOLETTE F PO BOX 657 YARMOUTHPORT, MA 02675				47-63-0				1222 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
0130	91	MULTI-USE RES				3	3 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

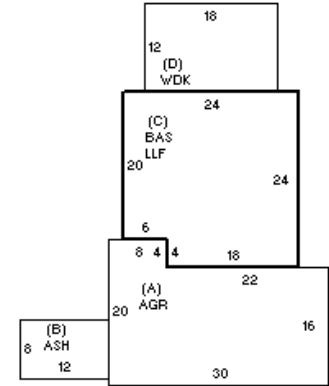
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	295,900	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/29/2008
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/12/2019	JMG
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	11/22/2019	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
APT=1-1-1

G

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,092		
NET AREA	1,104	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	512		48.41	24,785	CONDITION ELEM	CD		
\$NLA(RCN)	\$308	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	B	ASH	N	ATT SHED	96		34.92	3,352	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	C	LLF	L	LOWER LEVEL FIN	552	1996	170.68	94,217	INTERIOR	G		
				ROOF COVER	2	WD SHINGLE	1.01	C	BAS	L	BASE AREA	552	1996	375.31	207,172	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	216		48.92	10,567	BATHS	G		
				INT FINISH	2	DRYWALL	1.00											HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05											EFF.YR/AGE	2007 / 16
				FUEL SOURCE	2	GAS	1.00											COND	13 13 %
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$295,900	