

Key: 2752

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.920

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LEITNER KAREN & RUMPF NOAH 62 WITHINGTON ROAD NEWTONVILLE, MA 02460		47-84-0		1174 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEITNER KAREN & RUMPF NOA		01/17/2018	QS	1,090,000	31029-170
KLEIN VICTORIA		04/30/2015	F		28833-254
KLEIN JOSEPH & VICTORIA K		12/03/2001	N	725,000	14522-102

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 %
1057	11/29/2021	7	ALTERATIONS	92,000	03/24/2023	TCK	100 100
335	04/24/2018	7	ALTERATIONS	5,000	07/18/2019	NF	100 100
297	04/06/2018	7	ALTERATIONS	17,000	07/18/2019	NF	100 100
	01/17/2018	16	MLS REVIEW	1,020,000	01/30/2019	JMG	100 100
134	03/06/2007	10	INGROUND POO	40,000	01/25/2008	JH	100 100

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	416,480	1.00	A	1.00	PF5	1.90	576,360
300	A	0.793	12	1.00	12M	1.00	A	1.00	22,800	1.00	A	1.00	PF5	1.90	18,080
350	A	0.550	12	1.00	12M	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	1,160

TOTAL	2.720 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	WETLANDS ADDED FOR FY 2004 PER PLAN BOOK 464/99			LAND	595,600	561,900
St Ind	STONYBROOK		LAND BUILDING	894,900	844,900			
Infl	AVERAGE		DETACHED	58,500	57,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,549,000</b>	<b>1,464,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	V	1.50	10 0.90 28X22	2002	616	45.28	25,100
IPV	G	1.20	10 0.90 18X38	2008	684	38.96	24,000
SNA	G	1.20	10 0.90 8X8	2008	64	162.36	9,400



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/25/2008	JH
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	5/26/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	0.970
NET AREA	3,879	DETAIL ADJ	1.000
\$NLA(RCN)	\$312	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$16,579	
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	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	1,216		33.93	41,254
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,216	1840	304.93	370,796
ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,216	1840	211.44	257,112
ROOF COVER	2	WD SHINGLE	1.01	+	OPA	N	OPEN PORCH	592		68.72	40,685
FLOOR COVER	2	SOFTWOOD	1.00	D	BMU	N	BSMT UNFINISHED	804		81.09	65,200
INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	804	2002	304.93	245,164
HEATING/COOL	9	WARM/CL AIR	1.03	D	USF	L	UPPER STORY FIN	643	2002	211.44	135,956
FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	102		21.86	2,229
					F22	O	FPL 2S 2OP	2		17,141.95	34,284

TOTAL RCN	1,209,260
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$894,900

