Key: 438

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STOFFEL DIANE T **PO BOX 640** **BREWSTER, MA 02631**	**69-109-0**	**50 DENNISON ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STOFFEL DIANE T	10/15/1997	A	100	11003-262

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	%
		13	SPLIT/SUB/LA		07/29/2024	JMG	100	100
456	05/24/2018	7	ALTERATIONS	1,850	07/08/2019	NF	100	100
184	03/07/2018	2	ADD	1,900	07/08/2019	NF	100	100
648	08/23/2017	2	ADD	125,000	07/08/2019	NF	100	100
368	05/08/2017	6	DEMO		04/17/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,793	5 1.00	A 1.00	A 1.00	876,800	2.06	A 1.00	BA+ 4.00			905,620

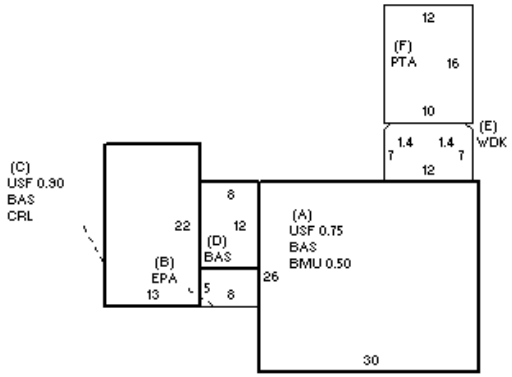
TOTAL	21,793 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE	Poritons of Lots 58 & 59 Plan Bk 93 Pg 151		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	905,600	852,200
BUILDING	454,000	428,900
DETACHED	4,000	3,900
OTHER	0	0
TOTAL	**1,363,600**	**1,285,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2014	96	22.01	1,900
PTD	G 1.20	30 0.70	16X20		320	9.18	2,100

PHOTO 07/08/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/17/2018	NF
LIST	4/17/2018	EST
REVIEW	7/16/2019	EMZ

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,004	DETAIL ADJ	1.000
$NLA(RCN)	$267	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,051
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	390		68.85	26,852
A	USF	L	UPPER STORY FIN	585	1965	187.43	109,648
B	EPA	N	ENCLOSED PORCH	40		120.23	4,809
C	CRL	N	BSMT CRAWL	286		31.27	8,945
C	BAS	L	BASE AREA	286	2017	261.51	74,792
C	USF	L	UPPER STORY FIN	257	2017	187.43	48,170
+	BAS	L	BASE AREA	876	1965	261.51	229,084
E	WDK	N	WOOD DECK	95		40.38	3,836
F	PTA	N	PATIO	192		15.56	2,987
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	534,117
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	$454,000