

Key: 5162

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.386

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION				CLASS		CLASS%		DESCRIPTION		BN ID	BN	CARD	
STANAS RONALD C & JULIE T TRUSTEES THE RONALD C STANAS REVOCABLE TRUST 128 DUTCHER STREET HOPEDALE, MA 01747		75-11-0		731 LONG POND ROAD				1010	100	SINGLE FAMILY			1	1 of 1			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)												
STANAS RONALD C & JULIE T		09/10/2019	F	100	32285-334												
STANAS RONALD C & JULIE		06/22/2018	QS	452,500	31358-2												
MACGILLIVRAY RONALD T & J		06/05/2017	QS	434,500	30534-323												
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,766	13	1.00	A	197,280	1.62	A	1.00	RM2	0.90	219,010					

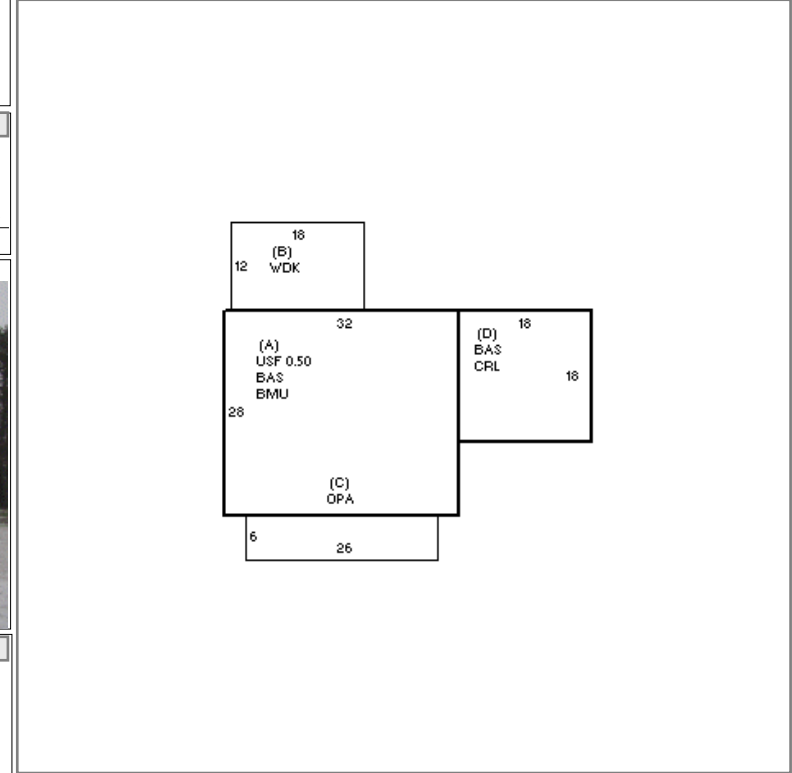
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/22/2018	15	SALE REVIEW	452,500	04/23/2019	JMG	100	100
	06/05/2017	16	MLS REVIEW	434,500	07/06/2018	JMG	100	100
		12	CYCLICAL NON		03/25/2013	SF	100	100
		2	ADD	22,000			100	100
	06/16/2000	2	ADD	40,000	06/08/2000	LB	100	100

LAND

TOTAL	29,766 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	219,000	206,600	
St Ind	AVERAGE				BUILDING	480,600	459,500	
Infl	AVERAGE				DETACHED	24,800	24,600	
					OTHER	0	0	
						<b>TOTAL</b>	<b>724,400</b>	<b>690,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	20 0.80	24X24	2000	576	53.88	24,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/29/2021	TCK
MODEL	1		RESIDENTIAL	LIST	3/25/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/10/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
DROPSTAIR IN THE GARAGE

G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	586,105		
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		72.22	64,706	CONDITION ELEM	CD		
\$NLA(RCN)	\$351	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,220	1998	301.72	368,094	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	448	1998	227.33	101,842	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	216		47.98	10,364	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	156		61.20	9,547	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	324		37.17	12,042	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00		GFP	O	GAS FIREPLACE	1		3,826.20	3,826				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956				
																		EFF_YR/AGE	1998 / 25
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$480,600