

Key: 5704

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.921

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZYCH CAROL A TUSTEE 423 SHEEP POND DRIVE BREWSTER, MA 02631				85-6-0				423 SHEEP POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZYCH CAROL A TUSTEE				08/14/2015	F	1	29076-336				
ZYCH EDWARD W & CAROL A				08/25/1999	QS	55,500	12498-057				
MONACO RICHARD J & MARIE				07/14/1972	XX		1687-151				

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 %
494	08/28/2000	12	CYCLICAL NON		11/15/2011	MR	100 100
42	02/02/2000	12	CYCLICAL NON		03/01/2004	JB	100 100
		5	OTHER	5,000	05/28/2001	LB	100 100
		1	NEW CONSTRUCT	250,000	05/28/2001	LB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	15 1.00	15A 1.00	A 1.00	328,800	2.82	A	1.00	R04	1.50	318,760

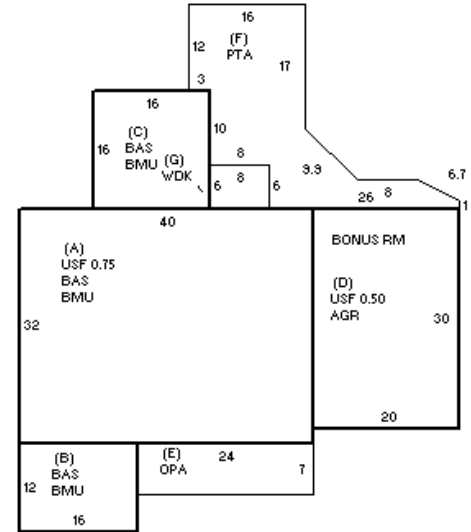
TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	318,800	300,700
St Ind	SHEEP POND EST.		BUILDING	793,300	758,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,112,100	1,058,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
PHOTO	03/09/2021	
INFO @ DOOR	3/9/21	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/9/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,988	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$320	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	9	\$14,742		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	1	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,728		63.81	110,260
+	BAS	L	BASE AREA	1,728	2000	295.18	510,079
+	USF	L	UPPER STORY FIN	1,260	2000	210.61	265,369
D	AGR	N	ATT GARAGE	600		47.31	28,387
E	OPA	N	OPEN PORCH	168		62.37	10,478
F	PTA	N	PATIO	452		15.87	7,171
G	WDK	N	WOOD DECK	48		48.91	2,348
	GFP	O	GAS FIREPLACE	1		3,899.40	3,899
	ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013

TOTAL RCN	955,747	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2000 / 23	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$793,300	