

Key: 5776

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.996

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------------|--------------|
| DUERR CHERYL L 86 STONE RIDGE ROAD BREWSTER, MA 02631 | | 55-87-0 | | 86 STONE RIDGE ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DUERR CHERYL L | | 08/08/2019 | QS | 320,000 | 32211-60 |
| SARLI BATTISTA JR | | 12/14/1973 | XX | | 1978-164 |

| 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 | % |
| 126 | 02/14/2020 | 7 | ALTERATIONS | 3,700 | 12/21/2020 | NF | 100 | 100 |
| | 08/08/2019 | 16 | MLS REVIEW | 320,000 | 06/16/2020 | JMG | 100 | 100 |

LAND


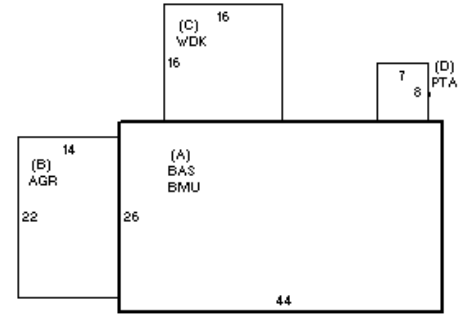
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 17,547 | 12 | 1.00 | 12D | 1.00 | A | 1.00 | 230,160 | 2.46 | A | 1.00 | R05 | 1.05 | | | 228,480 |

| TOTAL | 17,547 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE | LAND | 228,500 | 215,600 | | | |
| St Ind | HARWICH ROAD | | BUILDING | 276,300 | 261,000 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 504,800 | 476,600 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 10/26/2017

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2017 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 1/26/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,144 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,144 | | 56.46 | 64,594 |
| \$NLA(RCN) | \$345 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,144 | 1973 | 253.90 | 290,456 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 308 | | 42.24 | 13,009 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | WDK | N | WOOD DECK | 256 | | 39.20 | 10,035 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | D | PTA | N | PATIO | 56 | | 20.68 | 1,158 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 394,689 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT/ELEC | A | |
| EFF.YR/AGE | 1973 / 50 | |
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | \$276,300 | |