

Key: 5778

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.998

LEGALS

LAND

DETACHED

BUILDING

SIZING

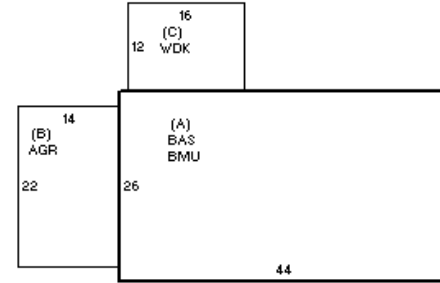
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|---------------------|--|--|--|
| MANETAKIS EMMANUEL 56 HIGHLAND STREET AMESBURY, MA 01913 | | | | 55-89-0 | | | | 66 STONE RIDGE ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MANETAKIS EMMANUEL | | | | 05/10/2018 | H | 1 | 31258-295 | | | | |
| MANETAKIS EMMANUEL M & | | | | 06/23/2011 | H | 238,000 | 25524-81 | | | | |
| HAHLBOHM HENRY ESTATE OF | | | | 05/05/2003 | H | 310,000 | 16862-350 | | | | |

| 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 | % |
| | | | | | | | | |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 15,053 | 12 | 1.00 | 12D | 1.00 | A | 1.00 | | | | 223,190 |

| TOTAL | 15,053 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 223,200 | 210,600 |
| St Ind | HARWICH ROAD | | BUILDING | 273,700 | 262,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 496,900 | 472,800 | | | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2017 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/12/2017 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 391,022 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| 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) | \$342 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,144 | 1974 | 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 | 192 | | 39.20 | 7,526 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |

| TOTAL RCN | 391,022 | CONDITION ELEM | CD |
|-----------|---------|----------------|----|
| EXTERIOR | | | A |
| INTERIOR | | | A |
| KITCHEN | | | A |
| BATHS | | | A |
| HEAT/ELEC | | | A |

| EFF.YR/AGE | 1974 / 49 |
|------------|------------|
| COND | 30 30 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 30 % GD 70 |

| RCNLD | \$273,700 |
|-------|-----------|
|-------|-----------|