

Key: 5779

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.999

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LAVENDIER JOHN F & JANE C				55-90-0				56 STONE RIDGE ROAD			
56 STONE RIDGE ROAD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
BREWSTER, MA 02631						06/26/1987	XX		5799-225		

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	%
1024	11/14/2019	7	ALTERATIONS	3,400	07/07/2020	MR	100	100
1001	11/13/2019	7	ALTERATIONS	6,500	07/07/2020	MR	100	100
		14	CYCLICAL GRO		10/26/2017	NF	100	100
358	07/06/2011	7	ALTERATIONS	2,200	03/13/2012	MR	100	100
642	12/09/2010	7	ALTERATIONS	2,000	01/11/2011	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,003	12	1.00	12D	1.00	A	1.00				223,130
						230,160	2.81	A	1.00	R05	1.05	

TOTAL	14,985 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	223,100	210,500
St Ind	HARWICH ROAD		LAND	299,300	286,700			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
						TOTAL	524,500	499,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12	2003	120	21.39	2,100



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/31/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/14/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,744		
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	1,144	1974	266.59	304,979	CONDITION ELEM	CD		
\$NLA(RCN)	\$363	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMU	N	BSMT UNFINISHED	1,144		59.29	67,824	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	256		41.16	10,537	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	308		44.35	13,660	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05												
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	415,744
STORIES		1	1.00															COND	28 28 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	28 % GD 72
FIXTURES		6	\$8,190															RCNLD	\$299,300
GARAGE SPACES		1	1.00															EFF.YR/AGE 1977 / 46	
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																