

Key: 5797

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.017

LEGAL

LAND

DETACHED

BUILDING

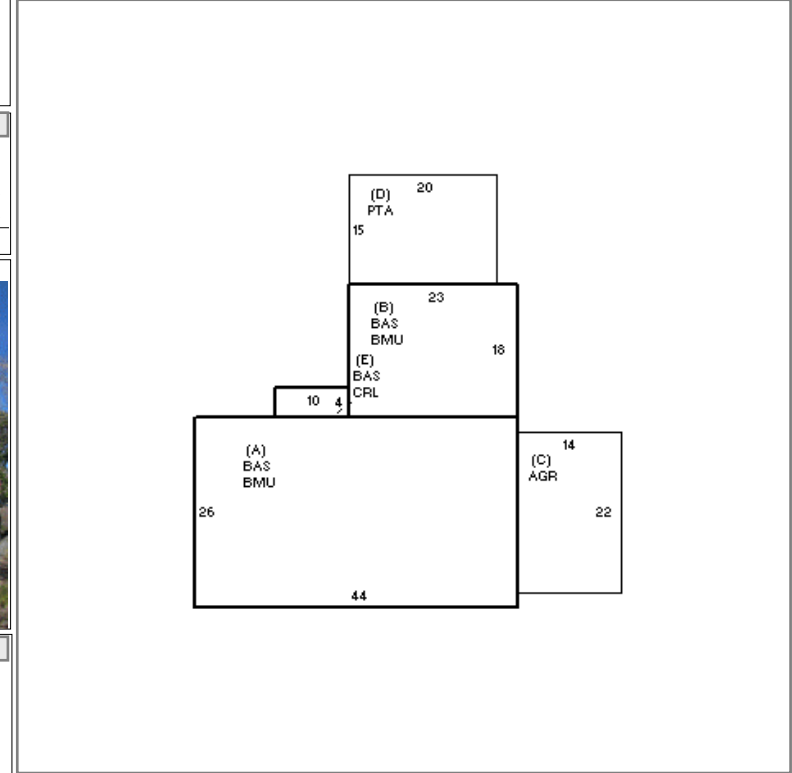
CURRENT OWNER		PARCEL ID		LOCATION	
KOCHANOWICZ RICHARD F & KOCHANOWICZ CHRISTINE M 49 STONE RIDGE ROAD BREWSTER, MA 02631		55-98-0		49 STONE RIDGE ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KOCHANOWICZ RICHARD F &		09/29/1992	XX	109,000	8226-106

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	%
26	01/12/2021	2	ADD	37,000	05/10/2022	TCK	100	100
713	10/29/2007	7	ALTERATIONS	3,000	09/26/2008	JH	100	100
NP		12	CYCLICAL NON		07/24/2007	JH	100	100
802	11/09/2006	7	ALTERATIONS	2,500	07/24/2007	JH	100	100
689	11/22/2002	2	ADD	48,000	05/19/2003	TN	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,191	12	1.00	12D 1.00 A 1.00	230,160	2.78	A	1.00	R05	1.05	223,340

TOTAL	15,191 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	223,300	210,700			
St Ind	HARWICH ROAD		BUILDING	404,600	386,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	627,900	597,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/5/2007	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	5/25/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,598	DETAIL ADJ	1.000
\$NLA(RCN)	\$316	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$9,100	
GARAGE SPACES	1	1.00	
% BSMT FIN	25	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,558		52.63	81,994
A	BAS	L	BASE AREA	1,144	1973	241.57	276,356
B	BAS	L	BASE AREA	414	2002	241.57	100,010
C	AGR	N	ATT GARAGE	308		42.24	13,009
D	PTA	N	PATIO	300		14.31	4,293
E	CRL	N	BSMT CRAWL	40		30.38	1,215
E	BAS	L	BASE AREA	40	2021	241.58	9,663
F	1	O	FPL 1S 1OP	1		7,637.00	7,637
O	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	505,692
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$404,600