

Key: 6045

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.272

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STADNICK VICTORIA & STROH J FRANK TRUSTEES OF PUNKHORN REALTY TRUST P O BOX 4 DENNIS, MA 02638				34-47-0				34 FRANK D LAWRENCE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STADNICK VICTORIA & STROH				04/07/2020	A	200,000	32812-325				
STROH NICHOLAS				09/06/2018	F	1	31512-205				
STROH J FRANK & BRADFORD				05/05/1992	A	1	8003-336				

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	%
530	08/21/2007	1	NEW CONSTRUC	530	07/19/2024	TCK	80	80
534	08/21/2007	7	ALTERATIONS				100	100
533	08/21/2007	3	OUT BUILDING	100			100	100
532	08/21/2007	7	ALTERATIONS				100	100
531	08/21/2007	7	ALTERATIONS				100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,706	12	1.00	12N 1.00 A 1.00	204,952	1.67	45	0.55	PF3	1.70	225,290

TOTAL	28,706 SF	ZONING	RR	FRNT	0	ASSESSED	225,300	CURRENT	212,500	PREVIOUS	168,300
Nbhd	NBHD 12	N T= ESMT/WETLANDS/CHALLENGED IN LAND COURT- O Changed to Frontage lot in FY2000 Unbuildable under dirt road bylaw FY 08 changed to primary lot because building permit issued.				LAND	225,300	BUILDING	175,800	OTHER	2,800
St Ind	MILL POND					DETACHED	2,900	OTHER	0	TOTAL	404,000
Infl	AVERAGE						0		0		383,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 8X12	2004	96	22.01	1,800
SHF	A	1.00	50 0.50 12X8 UC	2018	96	22.01	1,100



BLDG COMMENTS	GAS METER FOR HTWTR ONLY
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BUILDING	CD	ADJ	DESC	MEASURE	7/15/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/15/2019	NF
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	752	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	416		67.51	28,086	
\$NLA(RCN)	\$308	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	416	2019	303.74	126,355	
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	336	2019	187.58	63,027
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	184		39.59	7,285	
ROOMS	3	1.00		FLOOR COVER	5	VINYL	1.00									
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00									
BATHROOMS	1	1.00		HEATING/COOL	14	ELECT BB+AC	1.01									
FIXTURES	5	\$6,565		FUEL SOURCE	3	ELECTRIC	0.95									
GARAGE SPACES	0	1.00														
% BSMT FIN	0	1.00														
# 1/2 BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	231,318
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	20 UC
ECON	0
DEPR	24 % GD 76
RCNLD	\$175,800

