

Key: 6106

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.339

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RICH MARTIN D & JANICE B 980 STONY BROOK ROAD BREWSTER, MA 02631				35-21-0				980-978 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICH MARTIN D & JANICE B				12/18/2019	QS	1,100,000	32558-342				
ANDREOLI RICHARD & KATHLE				11/07/2017	F	1	30881-139				
ANDREOLI RICHARD & KATHLE				09/28/1983	XX		3880-307				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			980	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-412	05/08/2024	7	ALTERATIONS	5,651	07/05/2024	TCK	100	100
23-874	08/24/2023	7	ALTERATIONS	25,000	07/05/2024	TCK	100	100
716	10/22/2020	7	ALTERATIONS	7,000	05/12/2022	TCK	100	100
372	06/22/2020	7	ALTERATIONS	13,000	01/05/2021	NF	100	100
373	06/22/2020	7	ALTERATIONS	3,600	01/05/2021	NF	100	100

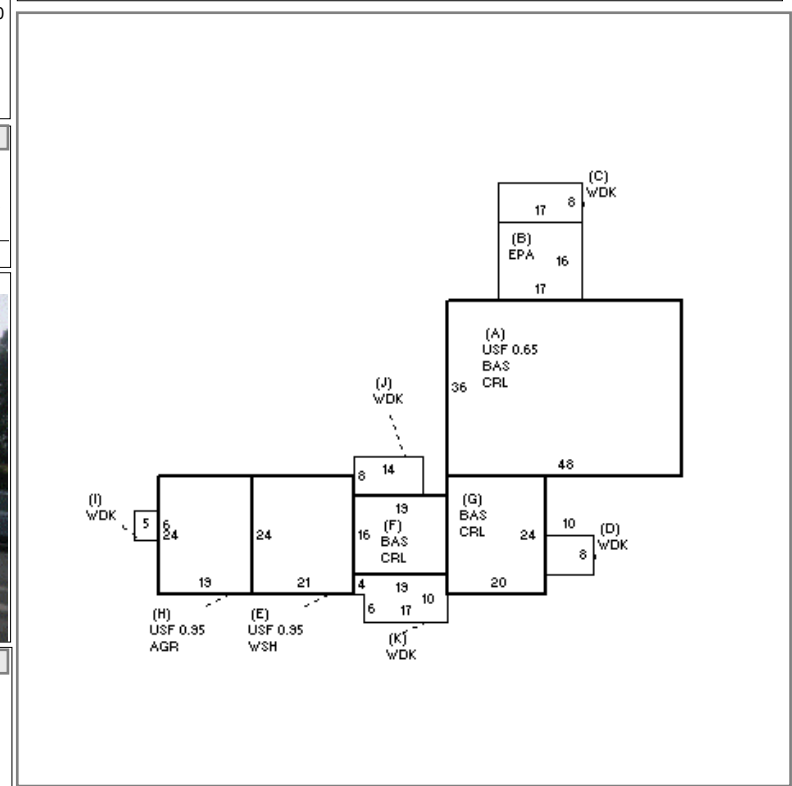
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	12M	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	4,251	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	51,010

TOTAL	5.628 Acres				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12				Merged with 35-22-0 for FY2020 per Certified Plot Plan dated 12/1/2016; Area corrected for FY18 per certified plot plan. DDK = Dock	LAND			354,400	334,200	
St Ind	STONYBROOK					BUILDING			974,300	913,800	
Infl	AVERAGE					DETACHED			700	700	
					OTHER			575,300	543,400		
					TOTAL			1,904,700	1,792,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00	50 0.50 6 X 18		108	12.50	700



BLDG COMMENTS
HOUSE # 980 34 SOLAR PANELS



DET  
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BUILDING	CD	ADJ	DESC	MEASURE	7/18/2019	JMG
MODEL	1		RESIDENTIAL	LIST	7/18/2019	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	7/25/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,188,169
NET AREA	4,547	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	1,728		26.03	44,983		
\$NLA(RCN)	\$261	OVERALL	1.050	+ EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,512	1989	248.55	624,357		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,035	1989	163.94	333,615		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	272		81.17	22,078		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	536		43.92	23,540		
				INT FINISH	2	DRYWALL	1.00	E	WSH	N	WORKSHOP	504		90.19	45,455		
				HEATING/COOL	9	WARM/CL AIR	1.03	F	CRL	N	BSMT CRAWL	304		34.02	10,342		
				FUEL SOURCE	2	GAS	1.00	G	CRL	N	BSMT CRAWL	480		34.02	16,329		
								H	AGR	N	ATT GARAGE	456		44.42	20,257		
								F11	O	FPL 1S 1OP	1		8,556.10	8,556			
								F21	O	FPL 2S 1OP	1		11,372.70	11,373			
								GEN	O	GENERATOR	1		0.00				
								KIT	O	XTRA KITCHEN	1		2,431.20	2,431			
								MST	O	MAS/METAL STACK	1		5,632.00	5,632			
								ODS	O	OUTDOOR SHOWER	1		2,705.60	2,706			

CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.5	1.00	EXTERIOR	A
ROOMS	14	1.00	INTERIOR	A
BEDROOMS	7	1.00	KITCHEN	G
BATHROOMS	3	1.00	BATHS	G
FIXTURES	11	\$16,517	HEAT/ELEC	A
GARAGE SPACES	1	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	1997 / 26	COND	18 18 %
		FUNC	0
		ECON	0
		DEPR	18 % GD 82
		RCNLD	\$974,300

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.340

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
RICH MARTIN D & JANICE B 980 STONY BROOK ROAD BREWSTER, MA 02631		35-21-0	980-978 STONY BROOK ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

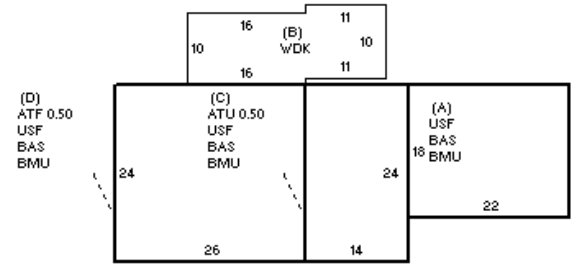
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	575,300	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/12/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2019	JMG
MODEL	1		RESIDENTIAL	LIST	7/19/2019	JMG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,712	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,356		56.49	76,595
\$NLA(RCN)	\$272	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,356	1989	256.24	347,457
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,356	1989	175.51	237,990
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	270		40.75	11,002
				FLOOR COVER	2	SOFTWOOD	1.00	C	ATU	N	ATTIC UNF	168		55.51	9,325
				INT FINISH	2	DRYWALL	1.00	D	ATF	N	ATTIC FINISH	312		80.04	24,973
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	1		4,622.70	4,623
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,552.00	10,552

TOTAL RCN	737,532
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$575,300