Key: 7048

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,276

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STEVENS RYAN P & ANTALEK MICHELLE A 184 BROOK TRAIL ROAD BREWSTER, MA 02631	51-113-0	184 BROOK TRAIL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STEVENS RYAN P &	07/03/1996	P	42,500	10287-028

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

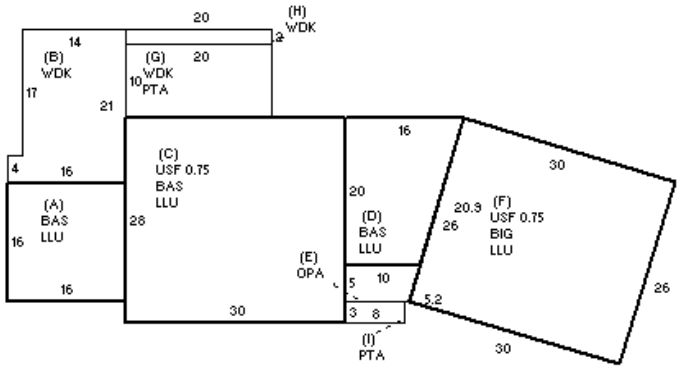
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
231	03/21/2022	77	SOLAR PANELS	52,080	03/15/2023	TCK	100	100
	05/22/2014	3	OUT BUILDING	3,500	06/24/2015	MW	100	100
402	04/11/2014	5	OTHER	10,000	06/24/2015	MW	100	100
955	11/07/2013	1	NEW CONSTRUC	19,000	08/21/2014	RJM	100	100
915	10/24/2013	3	OUT BUILDING	4,000	08/21/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,916	14 1.00	A 1.00	A 1.00	252,080	1.17	A 1.00	R03 1.15			323,510

TOTAL	1.100 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	323,500	331,800
BUILDING	797,900	762,400
DETACHED	37,500	37,200
OTHER	0	0
TOTAL	**1,158,900**	**1,131,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	18X36	2012	648	46.07	26,900
SHF	A 1.00	10 0.90	14X12	2012	168	20.77	3,100
PTD	A 1.00	NV 0.00	30X12	2013	240	8.10	
SHF	G 1.20	10 0.90	12X16	2014	192	24.92	4,300
HTB	A 1.00	20 0.80			1	4,058.10	3,200

PHOTO 03/15/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/28/2018	NF
LIST	4/23/2007	JH
REVIEW	4/3/2023	EMZ

BLDG COMMENTS

24 SOLAR PANELS

YEAR BLT	1997	SIZE ADJ	0.990
NET AREA	2,571	DETAIL ADJ	1.000
$NLA(RCN)	$378	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$11,466
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	2,136		90.29	192,853
+	BAS	L	BASE AREA	1,356	1997	307.48	416,948
+	WDK	N	WOOD DECK	542		48.90	26,502
C	USF	L	UPPER STORY FIN	630	1997	210.61	132,685
E	OPA	N	OPEN PORCH	46		62.37	2,869
F	BIG	N	BUILT-IN GARAGE	780		59.32	46,272
F	USF	L	UPPER STORY FIN	585	2002	210.61	123,207
G	PTA	N	PATIO	200		18.84	3,768
I	PTA	N	PATIO	24		35.71	857
	F21	O	FPL 2S 1OP	1		12,662.40	12,662
	ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013

TOTAL RCN	973,103

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1998 / 25		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$797,900