Key: 8193

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STEMPEL DANIEL B TRUSTEE DANIEL STEMPEL REVOCABLE TRUST OF 2021 16 GLEN ROAD WELLESLEY HILLS, MA 02481	94-6-0	42 L P ALBERT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STEMPEL DANIEL B TRUSTEE	07/01/2022	O	915,000	(230421)
TAYLOR DONALD CURTIS JR &	09/14/1998	QS	59,000	(150091)
INVESTMENT PARTNERSHIP OF	03/24/1988	XX		N/A-N/A

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

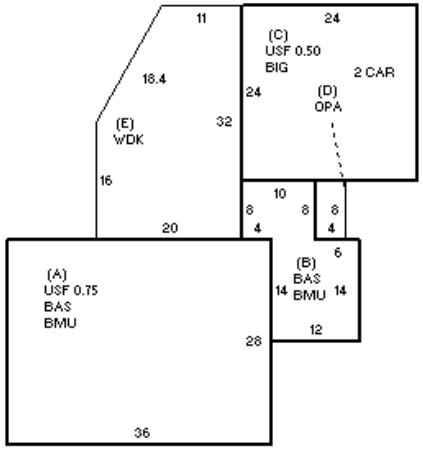
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1252	12/19/2023	7	ALTERATIONS	75,000	05/22/2024	TCK	100	100
SR23-13	12/04/2023	3	OUT BUILDING	26,200	05/22/2024	TCK	100	100
22-969	01/31/2023	10	INGROUND POO	224,000	05/22/2024	TCK	100	100
	07/01/2022	15	SALE REVIEW	915,000	06/05/2023	JMG	100	100
		12	CYCLICAL NON		03/18/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13 1.00	13C 1.00	A 1.00	252,080	1.00	A 1.00	R04 1.15			348,850
300	A	0.007	13 1.00	13C 1.00	A 1.00	13,800	1.00	A 1.00	R04 1.15			100

TOTAL	1.384 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LP ALBERT				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	349,000	329,200
BUILDING	748,500	702,700
DETACHED	38,500	3,600
OTHER	0	0
TOTAL	**1,136,000**	**1,035,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	10 0.90			1	4,058.10	3,700
SHF	A 1.00	01 1.00	14X18	2023	252	19.84	5,000
IPV	G 1.20	01 1.00	18X36	2023	648	38.96	25,200
PTD	A 1.00	01 1.00		2023	400	7.65	3,100
PTD	A 1.00	01 1.00	15' RND	2023	177	8.55	1,500

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/22/2020	TCK
LIST	6/5/2023	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,300	DETAIL ADJ	1.000
$NLA(RCN)	$383	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	$21,294
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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
+	BMU	N	BSMT UNFINISHED	1,256		74.17	93,161
+	BAS	L	BASE AREA	1,256	1998	336.47	422,610
A	USF	L	UPPER STORY FIN	756	1998	240.71	181,976
C	BIG	N	BUILT-IN GARAGE	576		66.43	38,261
C	USF	L	UPPER STORY FIN	288	2007	240.71	69,324
D	OPA	N	OPEN PORCH	32		68.25	2,184
E	WDK	N	WOOD DECK	568		53.51	30,393
	F21	O	FPL 2S 1OP	1		13,856.10	13,856
	GFP	O	GAS FIREPLACE	1		4,267.00	4,267
	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297

TOTAL RCN	880,623

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$748,500