

Key: 1129

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.236

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ARICO KEVIN J & PAMELA J 3771 MAIN STREET BREWSTER, MA 02631				126-15-0				3771 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARICO KEVIN J & PAMELA J				07/19/2013	QS	430,000	27557-46				
WANAMAKER EDWARD A & JULI				12/21/2004	A	19368-130	1				
WANAMAKER EDWARD A				05/17/1999	A	12271-063	1				

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	%
881	09/28/2016	7	ALTERATIONS	20,724	03/16/2017	NF	100	100
39	01/25/2008	7	ALTERATIONS	10,000	12/17/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	43,995	10	1.00	A	1.00	A	1.00	219,200	1.23	A	1.00	R03	1.00			273,020

TOTAL	1.010 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	273,000	257,600
St Ind	AVERAGE		BUILDING	600,300	566,700			
Infl	AVERAGE		DETACHED	4,600	4,600			
			OTHER	0	0			
						TOTAL	877,900	828,900

DETACHED

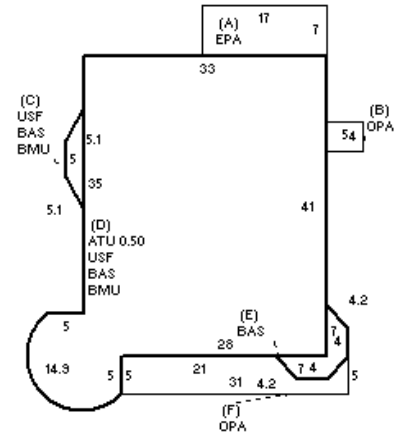
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30	10X18	432	24.12	3,100
SHF	M	0.70	50 0.50	12X18	216	13.89	1,500



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/10/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	4/13/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1911	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	857,571
NET AREA	3,040	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	EPA	N	ENCLOSED PORCH	119		91.12	10,844		
\$NLA(RCN)	\$282	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	154		56.59	8,716		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,501		59.57	89,414		
STORIES	2.5	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,501	1911	182.62	274,107		
ROOMS	9		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	ATU	N	ATTIC UNF	739		60.44	44,668		
BEDROOMS	5		1.00	INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,539	1911	273.43	420,813		
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00										
FIXTURES	6		\$9,009	FUEL SOURCE	2	GAS	1.00										
GARAGE SPACES	0		1.00														
% BSMT FIN	0		1.00														
# 1/2 BATHS	0		1.00														
# OF UNITS	1		1.00														



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

EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$600,300
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