Key: 1202

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.307

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RABIN ROBERT P & PATRICIA H PO BOX 1137 BREWSTER, MA 02631	114-45-0	3315 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RABIN ROBERT P & PATRICIA	01/23/1986	XX		4896-150

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

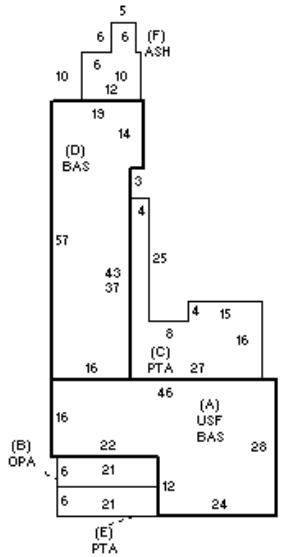
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
100	02/18/2016	7	ALTERATIONS	12,300	03/16/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,628	10 1.00	A 1.00	A 1.00	219,200	1.05	A 1.00	R03 1.00			299,320

TOTAL	1.300 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	299,300	282,400
BUILDING	595,300	562,000
DETACHED	0	0
OTHER	0	0
TOTAL	**894,600**	**844,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/16/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/10/2007	JH
LIST	12/10/2007	EST
REVIEW	4/13/2017	TD

YEAR BLT	1850	SIZE ADJ	0.980
NET AREA	3,002	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,647
GARAGE SPACES	0	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,978	1850	303.36	600,053
A	USF	L	UPPER STORY FIN	1,024	1850	235.90	241,557
B	OPA	N	OPEN PORCH	126		66.88	8,428
C	PTA	N	PATIO	484		17.01	8,235
E	PTA	N	PATIO	126		21.27	2,679
F	ASH	N	ATT SHED	150		36.37	5,455
	ATU	N	ATTIC UNF	336		71.43	24,001
	BMU	N	BSMT UNFINISHED	450		89.42	40,239
	F11	O	FPL 1S 1OP	1		10,216.00	10,216
	F21	O	FPL 2S 1OP	3		13,579.00	40,737

TOTAL RCN	992,247

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

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$595,300