

Key: 1203

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.308

LEG  
AL  
LAND

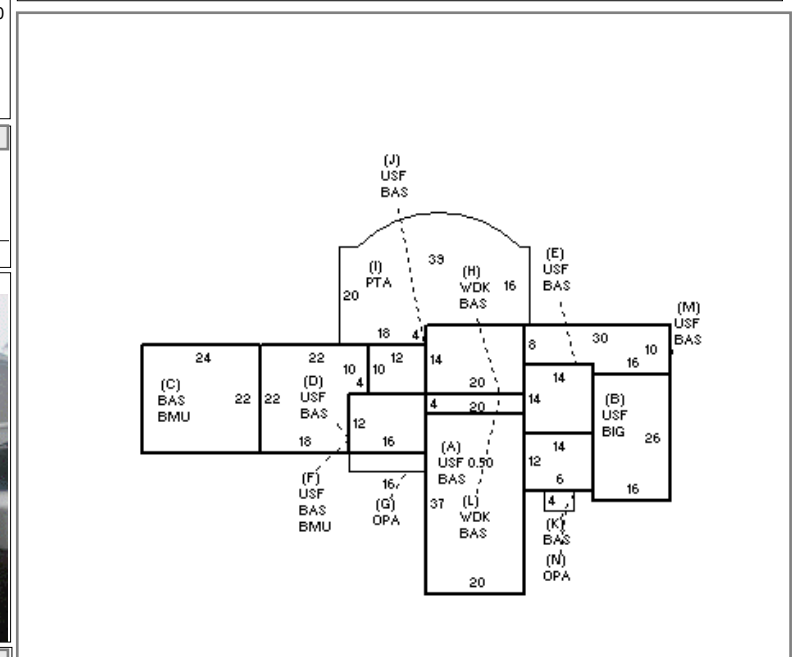
CURRENT OWNER				PARCEL ID				LOCATION			
FIGUEIREDO ADAILTON F & RACHEL C 3447 MAIN STREET BREWSTER, MA 02631				114-46-0				3447-3439 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIGUEIREDO ADAILTON F & R				08/04/2014	F	1	28305-63				
FIGUEIREDO ADAILTON F & R				08/04/2014	O	596,900	28305-57				
FORD ALBERT F II TRUSTEE				04/01/2003	DC	1	27255-35				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			3447	1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-367	05/15/2023	7	ALTERATIONS	200,000	07/11/2024	TCK	100	100
23-52	02/06/2023	77	SOLAR PANELS	103,500	07/11/2024	TCK	100	100
394	04/30/2021	2	ADD	300,000	04/03/2023	TCK	100	100
395	04/29/2021	6	DEMO	4,000	05/19/2022	TCK	100	100
859	09/30/2019	7	ALTERATIONS	4,000	07/15/2020	MR	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	10	1.00	A	1.00	A	1.00	1.00	R03	1.00	303,350
300	A	1.723	10	1.00	A	1.00	A	1.00	R03	1.00		20,680

TOTAL	3.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	324,000	305,700
St Ind	AVERAGE		BUILDING	1,023,300	966,600			
Infl	AVERAGE		DETACHED	20,700	20,500			
			OTHER	567,600	435,500			
						<b>TOTAL</b>	<b>1,935,600</b>	<b>1,728,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X20		160	20.77	2,300
SHF	A	1.00	30 0.70 5X5		25	22.94	400
IPV	A	1.00	10 0.90 18X32	2015	576	34.72	18,000



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2016	WFF
MODEL	1		RESIDENTIAL	LIST	4/14/2016	EST
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
 # 3447 Main House  
 60 GROUND SOLAR PANELS  
 (INFO @ DOOR 5/19/20)

DE  
TAC  
HE  
D  
BU  
IL  
DI  
NG

YEAR BLT	1840	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,279,186
NET AREA	5,014	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,732	1840	253.28	438,688	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	806	1840	167.06	134,651	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	416		59.35	24,689	INTERIOR	V
				ROOF COVER	2	WD SHINGLE	1.01	+	USF	L	UPPER STORY FIN	884	2021	167.06	147,682	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	BMU	N	BSMT UNFINISHED	964		67.36	64,935	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	528	1840	253.28	133,734	HEAT/ELEC	V
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	USF	L	UPPER STORY FIN	312	2015	167.06	52,123		
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	88		57.08	5,023		
								H	BAS	L	BASE AREA	80	2014	253.28	20,263		
								+	WDK	N	WOOD DECK	360		44.75	16,112		
								I	PTA	N	PATIO	855		13.61	11,641		
								J	BAS	L	BASE AREA	120	2015	253.28	30,394		
								+	BAS	L	BASE AREA	552	2021	253.28	139,813		
								F11	O	FPL 1S 1OP	1		8,719.10	8,719			
								F21	O	FPL 2S 1OP	2		11,589.30	23,179			
												EFF.YR/AGE	1993 / 30				
												COND	20	20 %			
												FUNC	0				
												ECON	0				
												DEPR	20	% GD	80		
												RCNLD	\$1,023,300				

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LEGAL

LAND

DETACHED

BUILDING

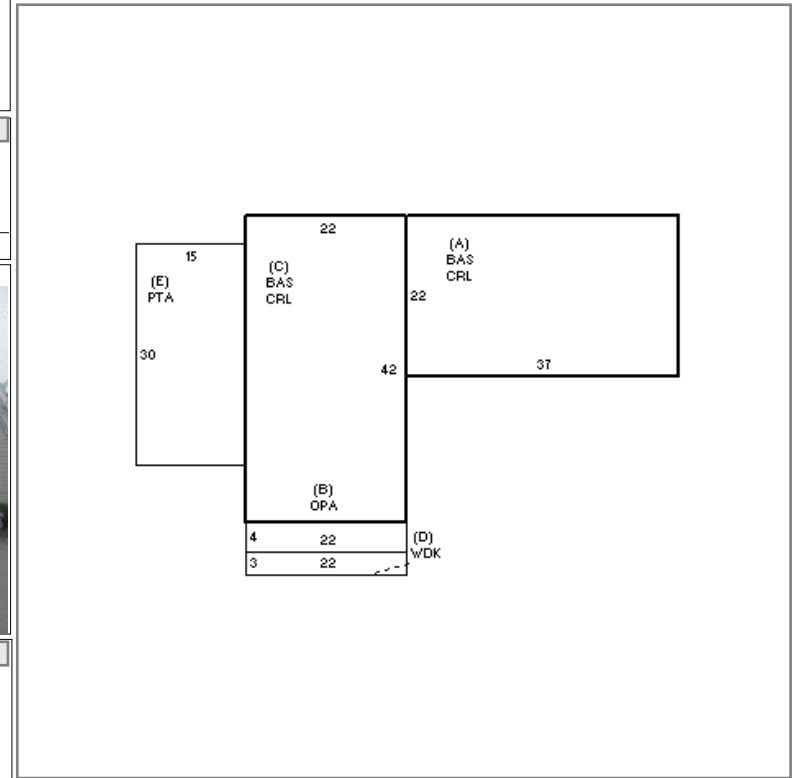
CURRENT OWNER		PARCEL ID	LOCATION	
FIGUEIREDO ADAILTON F & RACHEL C		114-46-0	3447-3439 MAIN STREET	
3447 MAIN STREET		TRANSFER HISTORY	DOS	T
BREWSTER, MA 02631			SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			3439	2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	359,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS		
MEASURE	7/11/2024	TCK
LIST	7/11/2024	TCK
REVIEW	7/29/2024	EMZ

# 3439 (Closest to Route 6A)  
STOVE TOP, NO STOVE PER INSPECTION 7/11/24

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2024	TCK
MODEL	1		RESIDENTIAL			
STYLE	16	1.05	ANTIQUE [100%]	LIST	7/11/2024	TCK
QUALITY	A	1.00	AVG [100%]	REVIEW	7/29/2024	EMZ
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473,174				
NET AREA	1,738	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	814		26.22	21,346	CONDITION ELEM	CD				
\$NLA(RCN)	\$272	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	814	1970	231.55	188,484	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	88		48.93	4,305	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	924		26.22	24,231	KITCHEN	V				
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BASE AREA	924	1840	231.55	213,955	BATHS	V				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	66		38.36	2,532	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	E	PTA	N	PATIO	450		12.45	5,601						
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1985 / 38		
																		COND	24 24 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	24	% GD	76
																		RCNLD	\$359,600		

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FIGUEIREDO ADAILTON F & RACHEL C		114-46-0		3447-3439 MAIN STREET	
3447 MAIN STREET		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			3447A	3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

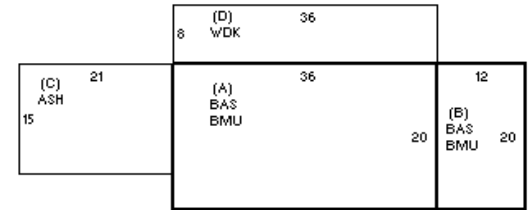
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	183,100	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/16/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
# 3447A rear building

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305.096	
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		53.10	50,976	CONDITION ELEM	CD	
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	720	1900	239.60	172,510	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	240	2017	239.60	57,504	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	315		21.99	6,926	KITCHEN	A	
				FLOOR COVER	0		1.00	D	WDK	N	WOOD DECK	288		35.28	10,161	BATHS	A	
				INT FINISH	0		1.00									HEAT/ELEC	A	
				HEATING/COOL	0		1.00											
				FUEL SOURCE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		3	1.00															
BEDROOMS		2	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$7,020															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
																	EFF.YR/AGE	1933 / 90
																	COND	40 40 %
																	FUNC	0
																	ECON	0
																	DEPR	40 % GD 60
																	RCNLD	\$183,100

