Key: 1266

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,376

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LACASSE MARY J 3204 MAIN STREET BREWSTER, MA 02631	101-50-0	3204 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LACASSE MARY J	07/18/1985	XX		4629-122

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

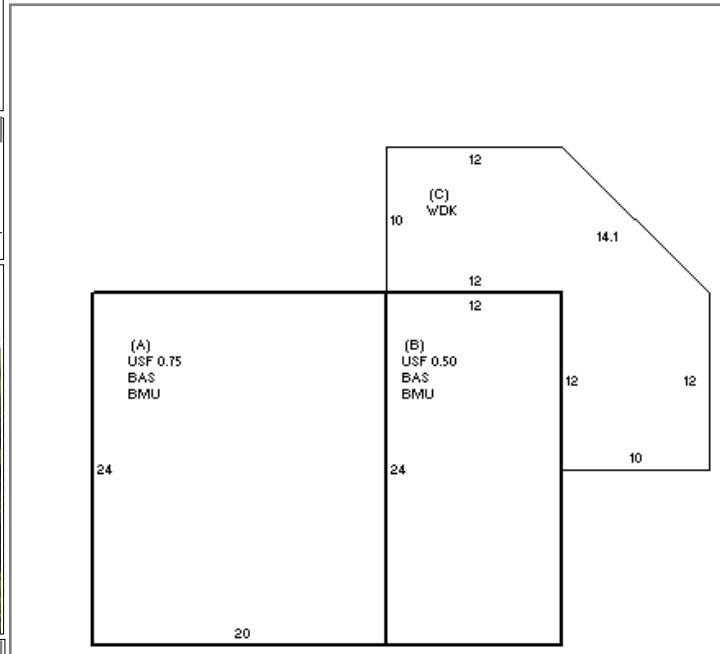
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
4	01/02/2019	7	ALTERATIONS	1,500	07/15/2020	NF	100	100
114	03/31/2010	7	ALTERATIONS	3,280	12/20/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,116	10 1.00	A 1.00	A 1.00	219,200	2.80	A 1.00	R03 1.00			212,630

TOTAL	15,116 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,600	200,600
BUILDING	305,600	288,600
DETACHED	0	0
OTHER	0	0
TOTAL	**518,200**	**489,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2020

BLDG COMMENTS

BUILDING

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

MEASURE	12/6/2007	JH
LIST	12/6/2007	EST
REVIEW	7/23/2020	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,272	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	768		63.55	48,806
+	BAS	L	BASE AREA	768	1985	296.69	227,856
+	USF	L	UPPER STORY FIN	504	1985	189.44	95,477
C	WDK	N	WOOD DECK	290		39.98	11,595
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 402,044

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

EFF.YR/AGE 1985 / 38

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $305,600