

Key: 1286

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.398

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD MATTHEW J TRUSTEE MATTHEW J LEONARD REVOCABLE TRUST 3058 MAIN STREET BREWSTER, MA 02631				101-25-0				3058 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD MATTHEW J TRUSTEE				01/12/2022	A	550,000	(228852)				
LEONARD MATTHEW J ET AL				03/29/2021	J	75,000	(215419)				
LEONARD MATTHEW J ET AL				02/16/2018	F	1	(215419)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
727	01/12/2022	15	SALE REVIEW	550,000	01/23/2023	JMG	100	100
242	11/23/2004	7	ALTERATIONS	32,600			100	100
603	05/08/1998	3	OUT BUILDING	3,260			100	100
	10/05/1994	5	OTHER	5,000			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	219,200	1.00	A	1.00	R03	1.00	303,350
300	A	1,380	10	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00	16,560

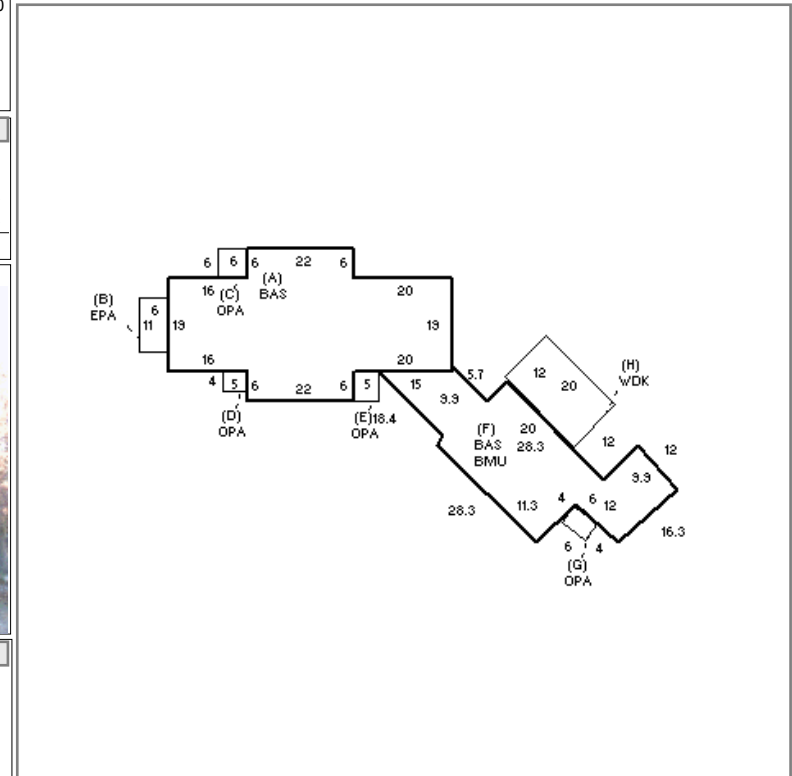
TOTAL	2.757 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E	COMBINED W/LOT 34-1 FOR F/Y 97			LAND	319,900	301,800
St Ind	AVERAGE		BUILDING	387,400	371,900			
Infl	AVERAGE		DETACHED	8,300	8,200			
			OTHER	0	0			
						TOTAL	715,600	681,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
CBN	A	1.00	20 0.80 11X15		165	44.90	5,900	04/14/2008
SHF	A	1.00	50 0.50 10X16		160	20.77	1,700	
SHF	A	1.00	70 0.30 8X8		64	22.01	400	
SHF	A	1.00	80 0.20 6X10		60	22.01	300	



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/6/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/16/2008	SEJ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
+ 1 FIX



YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,259	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$281	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	2	WD SHINGLE	1.01
ROOMS	6		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	10	\$13,721		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	2		.95				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	635,126
+	BAS	L	BASE AREA	2,259	1956	234.15	528,948	CONDITION ELEM	CD
B	EPA	N	ENCLOSED PORCH	66		110.46	7,290	EXTERIOR	A
+	OPA	N	OPEN PORCH	110		52.77	5,805	INTERIOR	A
F	BMU	N	BSMT UNFINISHED	893		65.55	58,535	KITCHEN	A
H	WDK	N	WOOD DECK	240		41.38	9,930	BATHS	A
	F11	O	FPL 1S 1OP	1		8,484.70	8,485	HEAT/ELEC	A
	KIT	O	XTRA KITCHEN	1		2,410.90	2,411		

EFF.YR/AGE	1956 / 67
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$387,400