

Key: 13157

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.220

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MERCHANT WENDY & JAY TRUSTEES 569 MAIN STREET BREWSTER, MA 02631		27-73-0	569 OFF MAIN STREET		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MERCHANT WENDY & JAY TRUS		03/03/2015	P	1,450,000	28714-243
CLARK ROBERT B & BETSY G		02/23/1989	A	100	6638-058

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0170	100	Mixed-Res/Chpt			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CHPT2019		13	SPLIT/SUB/LA		08/22/2018		100 100
684	09/05/2017	10	INGROUND POO	40,000	08/13/2018	PIC	100 100
739	09/23/2015	7	ALTERATIONS	6,000	05/16/2016	WFF	100 100
84	02/06/2015	1	NEW CONSTRUCT		05/16/2016	WFF	100 100
84	02/06/2015	1	NEW CONSTRUCT	1,100,000	03/15/2017	NF	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	1	1.00	A	1.00	1.00	1,468,640	1.00	A	1.00	BVG	6.70		2,032,430	
300	A	0.343	1	1.00	A	1.00	1.00	80,400	1.00	A	1.00	BVG	6.70		27,580	
350	A	9.930	1	1.00	A	1.00	1.00	2,100	1.00	A	1.00	TWP	1.00		20,850	
300	A	1.000	1	1.00	A	1.00	1.00	80,400	1.00	A	1.00	BVG	6.70	714A	79,040	1,360
300	A	1.500	1	1.00	A	1.00	1.00	80,400	1.00	A	1.00	BVG	6.70	718A	120,190	410
300	A	2.500	1	1.00	A	1.00	1.00	80,400	1.00	A	1.00	BVG	6.70	716A	200,320	680

TOTAL	16.650 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	SUBDIV OF PARCEL 7 FOR F/Y 2003 -- LOT 3 ON				LAND	2,083,310	1,965,540
St Ind	AVERAGE	PENDING LCP# 42026A-3 HSE # 569 FROM BFD				BUILDING	1,883,200	1,796,600
Infl	AVERAGE	1/15/15				DETACHED	53,800	53,400
						OTHER	0	0
						TOTAL	4,020,310	3,815,540

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	10 0.90 12X25	2007	288	14.46	3,700
PTD	A	1.00	10 0.90 29X19	2016	551	6.75	3,300
IPG	G	1.20	10 0.90 20X50	2017	1,000	52.03	46,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/16/2016	WFF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/12/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,717	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$305	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	12		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	5		1.00	HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	19	\$34,679		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	2		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,935		62.51	183,475
+	USF	L	UPPER STORY FIN	3,326	2015	189.06	628,820
+	OPA	N	OPEN PORCH	756		68.09	51,479
E	BIG	N	BUILT-IN GARAGE	952		64.77	61,659
+	BAS	L	BASE AREA	3,391	2015	302.13	1,024,533
K	PTA	N	PATIO	20		38.95	779
+	WDK	N	WOOD DECK	454		53.39	24,237
M	PTA	N	PATIO	346		18.41	6,368
	F21	O	FPL 2S 1OP	2		13,824.45	27,649
	ODS	O	OUTDOOR SHOWER	1		3,288.90	3,289

TOTAL RCN	2,046,967
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2015 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,883,200

