

Key: 1347

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.466

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
2851 MAIN STREET HOLDINGS LLC 2907 MAIN STREET BREWSTER, MA 02631		90-153-0	2851 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE
2851 MAIN STREET HOLDINGS		12/01/2011	H	1,400,000
NICKERSON FRANCES M		01/11/1972	A	1 1585-304

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
756	08/31/2018	7	ALTERATIONS	3,000	07/22/2019	NF	100 100
596	10/12/2000	7	ALTERATIONS	25,000			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
200	A	2,703	10	1.00	A	1.00	A	1.00	120,500	1.00	A	1.00	R03	1.00		325,710

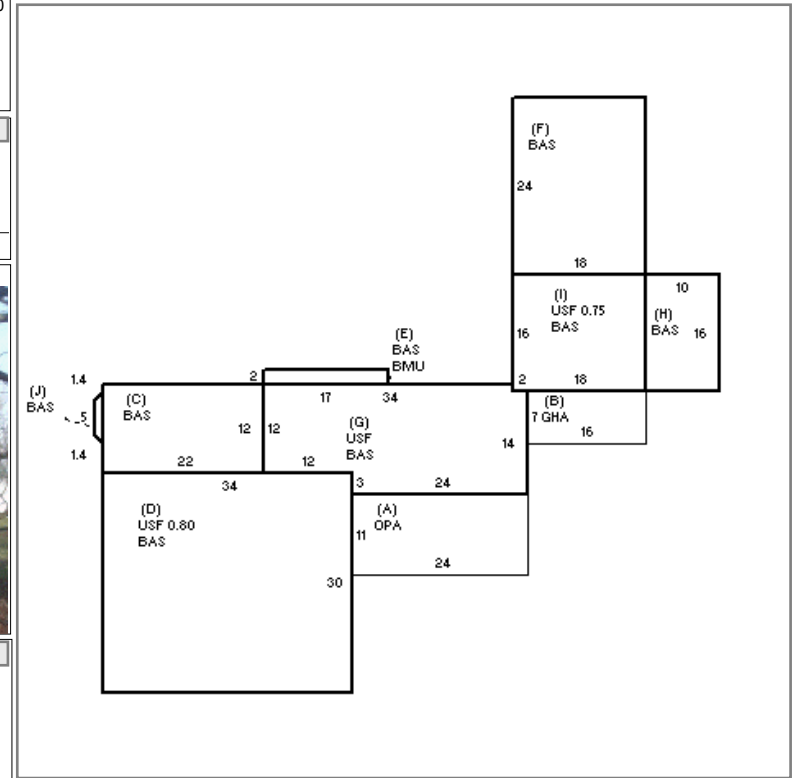
TOTAL	4.080 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	629,100	593,500
St Ind	AVERAGE		BUILDING	710,100	670,600			
Infl	AVERAGE		DETACHED	62,300	61,600			
			OTHER	139,400	131,700			
						<b>TOTAL</b>	<b>1,540,900</b>	<b>1,457,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	40 0.60 40X53		4,240	18.30	46,600
SHF	A	1.00	50 0.50 8X8		64	22.01	700
IPV	A	1.00	20 0.80 18X34		492	38.20	15,000



BUILDING	CD	ADJ	DESC	MEASURE	12/11/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/11/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	8/6/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	OPA	N	OPEN PORCH	264		64.31	16,978
EXT COVER	1	WD SHINGLE	1.00	B	GHA	N	ATT GREENHOUSE	112		59.94	6,713
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,706	1720	285.35	772,151
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,534	1720	207.51	318,325
FLOOR COVER	1	HARDWOOD	1.00	E	BMU	N	BSMT UNFINISHED	34		85.99	2,924
INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP		2		9,822.20	19,644
HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP		2		13,056.40	26,113
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1720	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,240	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00
\$NLA(RCN)	\$279	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	10	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	6		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	4		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	12	\$20,686		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

TOTAL RCN	1,183,534
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	\$710,100

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
2851 MAIN STREET HOLDINGS LLC 2907 MAIN STREET BREWSTER, MA 02631				90-153-0				2851 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

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

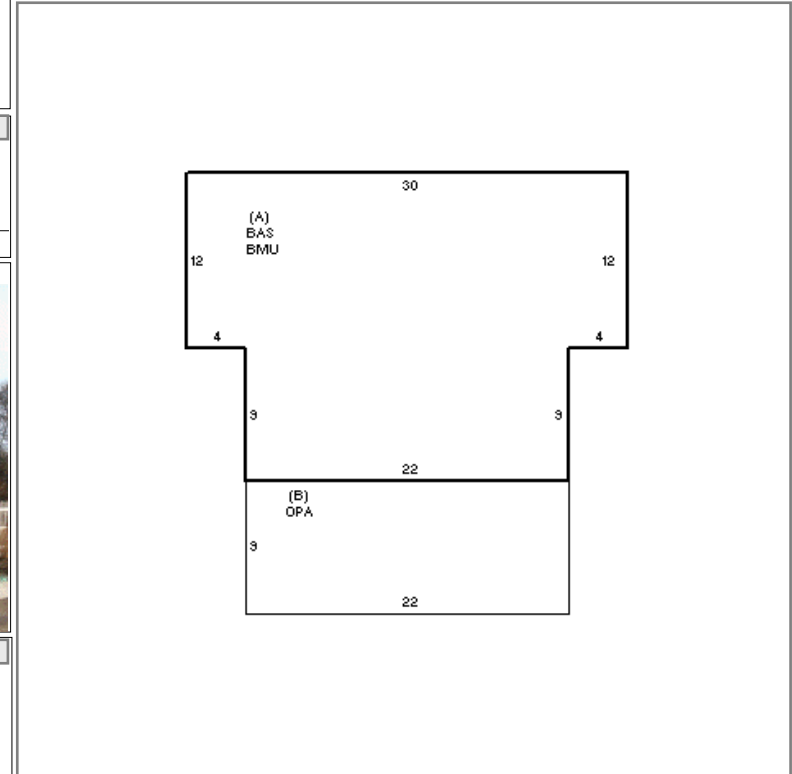
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	139,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/11/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/11/2007	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	8/6/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BLDG MOVED TO THIS LOCATION 1987

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	558	DETAIL ADJ	1.000
\$NLA(RCN)	\$357	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,510	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	558		60.16	33,571
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	558	1973	270.66	151,026
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	198		45.00	8,910
ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	4	WALL BOARD	1.00								
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	199,191
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$139,400