

Key: 1505

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.641

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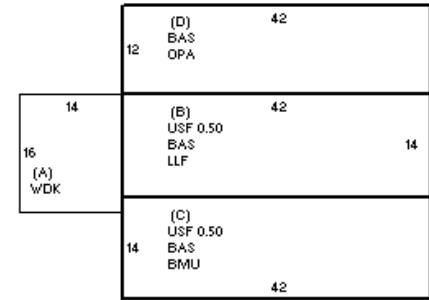
CURRENT OWNER				PARCEL ID				LOCATION															
SHIN KEVIN 2912 MAIN STREET BREWSTER, MA 02631				90-168-0				2912 MAIN STREET															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
SHIN KEVIN				02/25/2022	QS	1,000,000	(229242)																
CLARK MARGARET E				01/04/2022	ML		(203883)																
CLARK W DOUGLAS & MARGARE				07/10/2014	F		1 (203883)																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	24,700	10	1.00	37	1.00	A	1.00	219,200	1.87	A	1.00	R03	1.00									232,630

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-909	11/02/2022	7	ALTERATIONS	15,000	07/17/2024	TCK	100	100
303	04/11/2022	7	ALTERATIONS	2,000	07/17/2024	TCK	100	100
	02/25/2022	16	MLS REVIEW	1,000,000	03/21/2023	JMG	100	100
	01/13/2021	22	I & E				0	0
	02/07/2020	22	I & E				0	0

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TOTAL	24,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E				LAND	232,600	219,500
St Ind	PAINES-SACHEM		LAND	659,300	630,900			
Infl	AVERAGE		BUILDING	100	100			
			OTHER	150,500	143,900			
						TOTAL	1,042,500	994,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SW2	A	1.00	20 0.80 2 X 2		4	40.60	100	07/17/2024



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BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	3/25/2008	JH	FPL SEALED
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ	
QUALITY	A+	1.20	AVG + [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1981	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	856,184		
NET AREA	2,856	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	224		48.90	10,953	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	LLF	L	LOWER LEVEL FIN	588	1981	170.60	100,312	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,176	1981	295.19	347,138	INTERIOR	A		
				ROOF COVER	4	WD SHAKES	1.00	+	USF	L	UPPER STORY FIN	588	1981	231.67	136,224	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	BMU	N	BSMT UNFINISHED	588		83.38	49,030	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	504		62.37	31,435	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	BAS	L	BASE AREA	504	1997	295.19	148,774				
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		12,662.40	12,662				
																		EFF.YR/AGE	1987 / 36
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$659,300

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHIN KEVIN 2912 MAIN STREET BREWSTER, MA 02631				90-168-0				2912 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

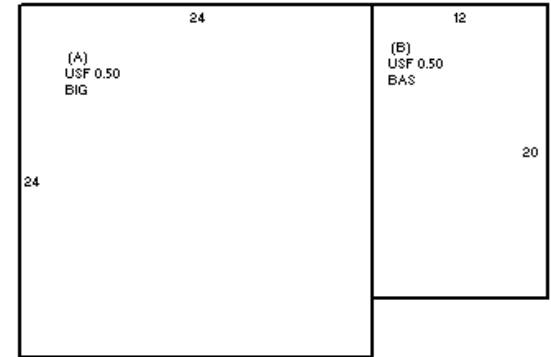
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	150,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/25/2008	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	183,478	
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		49.64	28,591	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	0.850	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	408	1998	189.44	77,291	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	240	1998	306.74	73,619	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	1	FORCED AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$3,978															
GARAGE SPACES		2	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	1998 / 25	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	18 % GD 82	
																RCNLD	\$150,500	