Key: 1761

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.898

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRATUS SUZANNE B TRUSTEES **FRATUS REALTY TRUST** **PO BOX 182** **BREWSTER, MA 02631**	**68-125-0**	**2207 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRATUS SUZANNE B TRUSTEES	11/22/2017	F	1	(214745)
FRATUS ROBERT D & SUZANNE	10/06/1986	XX		(108280)

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

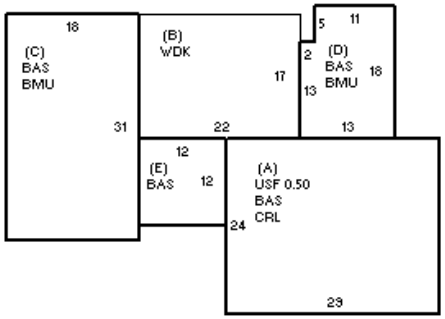
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
810	10/13/2017	7	ALTERATIONS	10,000	05/17/2018	NF	100	100
369	05/25/2007	2	ADD	5,850	12/11/2007	JH	100	100
608	10/17/2005	2	ADD	3,000	06/21/2006	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,137	10 1.00	A 1.00	A 1.00	219,200	1.29	A 1.00	R03 1.00			267,060

TOTAL	41,137 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	267,100	252,000
BUILDING	450,700	425,600
DETACHED	5,100	5,000
OTHER	0	0
TOTAL	**722,900**	**682,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X10		100	22.01	1,500
SHF	A 1.00	30 0.70	10X12	2005	120	21.39	1,800
GZB	G 1.20	01 1.00	8X5	2007	40	43.80	1,800

PHOTO 05/17/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/11/2007	JH
LIST	12/11/2007	JH
REVIEW	6/13/2018	TD

BLDG COMMENTS

REF/FRATUS BUSINESS SERVICE

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,970	DETAIL ADJ	1.000
$NLA(RCN)	$322	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	10	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,181
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	5	OTHER	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	696		33.31	23,183
A	USF	L	UPPER STORY FIN	348	1975	218.60	76,072
B	WDK	N	WOOD DECK	374		46.14	17,256
+	BMU	N	BSMT UNFINISHED	782		73.33	57,346
+	BAS	L	BASE AREA	1,622	1975	278.53	451,768

TOTAL RCN 634,806

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

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD	$450,700		