

Key: 1770

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.910

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LAND

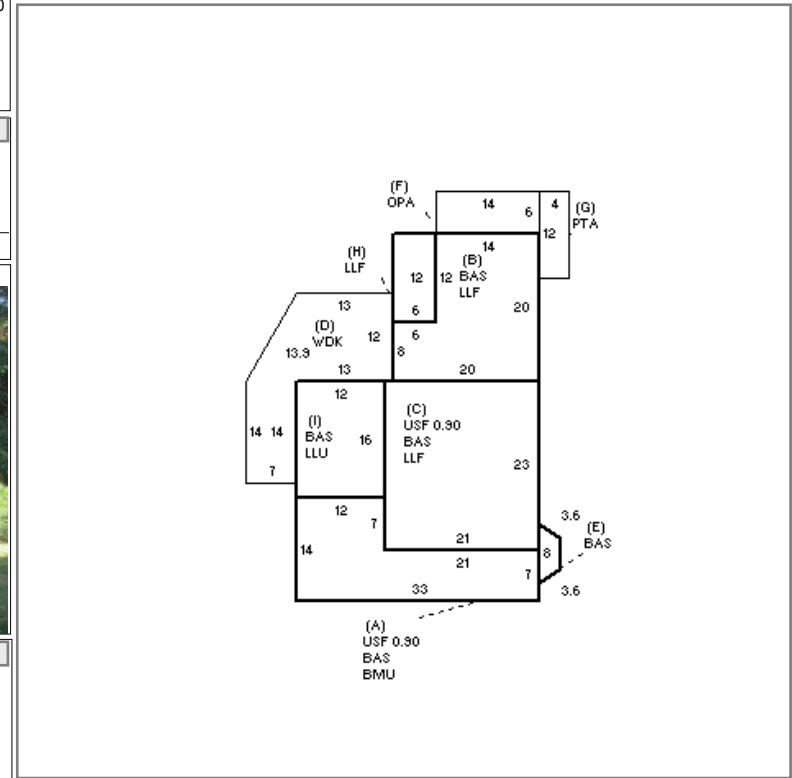
CURRENT OWNER		PARCEL ID		LOCATION	
DUBNER BRET E & MARSALA BARBARA M		67-86-0		2074 MAIN STREET	
2074 MAIN STREET		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		DUBNER BRET E & MARSALA B		08/04/2023	F
		DUBNER BRET E & HILLEY CHRISTOPHER		05/12/2023	QS
				03/01/2022	H
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	60,000	10	1.00	A
300	A	0.023	10	1.00	A
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
219,200	1.00	A	1.00	R03	1.00
12,000	1.00	A	1.00	R03	1.00
					ADJ VALUE
					303,350
					280

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 %
23-1073	10/16/2023	7	ALTERATIONS	3,253	07/17/2024	TCK	100 100
23-697	06/08/2023	7	ALTERATIONS	5,000	07/17/2024	TCK	100 100
	03/01/2023	15	SALE REVIEW	1	04/03/2023	JMG	100 100
236	03/24/2017	7	ALTERATIONS	15,000	07/03/2018	MR	100 100
	03/24/2017	5	OTHER		07/03/2018	MR	100 100

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TOTAL	1.400 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	303,600	286,500
St Ind	AVERAGE		LAND	414,700	391,600			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	76,200	72,000			
						TOTAL	796,600	752,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10X12	120	21.39	1,300
PBD	A	1.00	20 0.80	6X6	36	26.90	800



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BUILDING	CD	ADJ	DESC	MEASURE	7/3/2018	MR
MODEL	1		RESIDENTIAL	LIST	4/3/2023	EST
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]	FDN=STONE/LLF=STUDIO APT		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	648,027	
NET AREA	2,937	DETAIL ADJ	0.950	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	315		69.49	21,889	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	718	1800	181.55	130,356	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	400	2013	125.74	50,297	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	328	2013	243.42	79,843	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	C	LLF	L	LOWER LEVEL FIN	483	1800	125.74	60,734	BATHS	A	
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	296		38.71	11,458	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	+	BAS	L	BASE AREA	1,008	1800	243.42	245,372			
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	84		49.38	4,148			
																	EFF.YR/AGE	1961 / 62
																	COND	36 36 %
																	FUNC	0
																	ECON	0
																	DEPR	36 % GD 64
																	RCNLD	\$414,700

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9/17/2024 2:15 pm SEQ #: 1.911

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
DUBNER BRET E & MARSALA BARBARA M		67-86-0	2074 MAIN STREET			
2074 MAIN STREET		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BREWSTER, MA 02631						

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	%

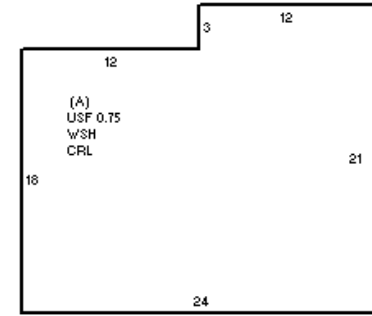
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	76,200	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2018	MR
MODEL	1		RESIDENTIAL	LIST	4/3/2023	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	127,023		
NET AREA	351	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	468		31.88	14,922	CONDITION ELEM	CD		
\$NLA(RCN)	\$362	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	WSH	N	WORKSHOP	468		84.53	39,558	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	351	1800	195.01	68,449	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1933 / 90
STORIES		1.75	1.00															COND	40 40 %
ROOMS		2	1.00															FUNC	0
BEDROOMS		1	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	40 % GD 60
FIXTURES		3	\$4,095															RCNLD	\$76,200
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																