

Key: 1784

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.929

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION							
GIRARD JAMES D & ALISON						67-83-0				2114-2116 MAIN STREET							
2116 MAIN STREET						TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
BREWSTER, MA 02631						GIRARD JAMES D & ALISON				04/23/2018		F		1 31216-216			
						GIRARD JAMES D				01/28/2002		A		1 14751-025			
						GIRARD JAMES D & DEIRDRE				05/03/1999		QS		147,500 12242-121			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			2114	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
673	08/07/2018	7	ALTERATIONS	7,000	07/22/2019	NF	100	100
291	05/27/1997	7	ALTERATIONS	21,357			100	100

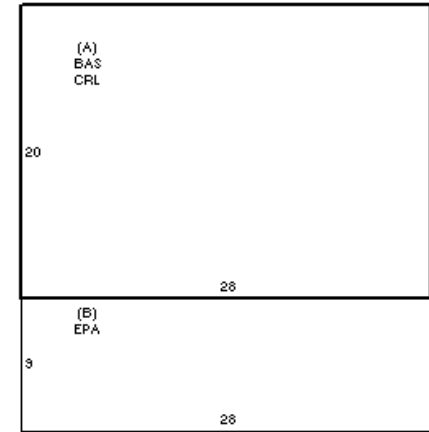
LAND

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
300	A	1,983	10	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		23,800
350	A	0.320	10	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		670

TOTAL	3.680 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10				N O T E	FY19 Bldg #s 2114 & 2116			LAND	327,800	309,200
St Ind	AVERAGE					BUILDING	93,800	88,500			
Infl	AVERAGE					DETACHED	2,700	2,600			
						OTHER	108,500	102,500			
						TOTAL	532,800	502,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80	16X10		160	20.77	2,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	REF
MODEL	1		RESIDENTIAL	LIST	5/16/2019	REF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	10/29/2019	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,259
NET AREA	560	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	560		22.32	12,498		
\$NLA(RCN)	\$279	OVERALL	0.980	EXT COVER	10	VERT BOARD	0.98	A	BAS	L	BASE AREA	560	1936	221.04	123,781		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	252		53.25	13,419		
				ROOF COVER	1	ASPH/CMP SH	1.00		MST	O	MAS/METAL STACK	1		3,694.80	3,695		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	4	WALL BOARD	1.00										
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										

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

EFF.YR/AGE	1936 / 87
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60

RCNLD	\$93,800
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Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 1.930

LEGAL

LAND

DETACHED

BUILDING

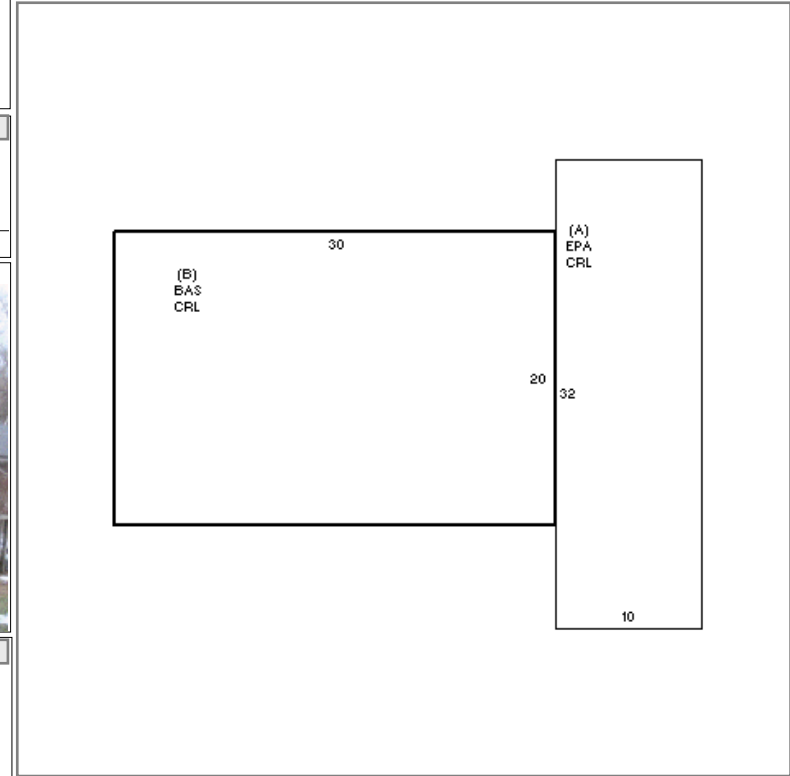
CURRENT OWNER					PARCEL ID			LOCATION			
GIRARD JAMES D & ALISON					67-83-0			2114-2116 MAIN STREET			
2116 MAIN STREET					TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES			2116	2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

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	108,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	REF
MODEL	1		RESIDENTIAL	LIST	5/16/2019	REF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	10/29/2019	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
2116

YEAR BLT	1936	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$301	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,013	
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	2	SOFTWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	320		23.46	7,506
A	EPA	N	ENCLOSED PORCH	320		52.86	16,915
B	CRL	N	BSMT CRAWL	600		23.46	14,074
B	BAS	L	BASE AREA	600	1936	232.31	139,388

TOTAL RCN	180,897	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1936 / 87	
COND	40 40 %	
FUNC	0	
ECON	0	
DEPR	40 % GD 60	
RCNLD	\$108,500	