Key: 1861

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,007

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSS CHARLES J 2314 MAIN STREET BREWSTER, MA 02631	78-123-0	2314 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSS CHARLES J	02/15/2006	V	329,000	20742-326
GREGSON JOHN C & CLARK ED	07/13/2004	H		N/A-N/A
GREGSON IDA CHARLOTTE	12/30/1981	ML		3415-002

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

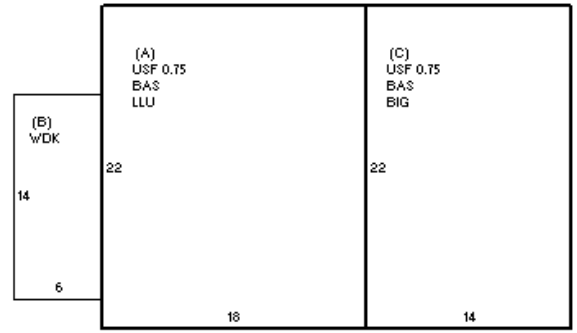
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
101	02/01/2021	7	ALTERATIONS	60,000	05/19/2022	TCK	100	100
423	07/14/2020	7	ALTERATIONS	10,000	01/13/2021	NF	100	100
834	09/20/2013	7	ALTERATIONS	900	08/08/2014	RJM	100	100
824	10/26/2012	7	ALTERATIONS	6,500	02/01/0613	SF	100	100
49	02/01/2011	7	ALTERATIONS	4,268	03/20/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	10 1.00	A 1.00	A 1.00	219,200	2.21	A 1.00	R03 1.00			222,760

TOTAL	20,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	222,800	210,200
BUILDING	303,100	286,200
DETACHED	0	0
OTHER	0	0
TOTAL	**525,900**	**496,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/19/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/6/2007	JH
LIST	12/13/2007	JH
REVIEW	6/13/2022	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,232	DETAIL ADJ	1.000
$NLA(RCN)	$324	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	396		97.02	38,420
+	BAS	L	BASE AREA	704	1965	305.41	215,011
+	USF	L	UPPER STORY FIN	528	1965	195.01	102,965
B	WDK	N	WOOD DECK	84		41.16	3,458
C	BIG	N	BUILT-IN GARAGE	308		56.90	17,527
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	398,764
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$303,100