

Key: 1877

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.024

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | |
|---|---|----------|------|------------|------|------------|--------------|------------------|---------|------|------------|-----------|-----|------|--|---------|
| MCCARTHY JOHN M 2257 MAIN STREET BREWSTER, MA 02631 | | | | 68-103-0 | | | | 2257 MAIN STREET | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | |
| MCCARTHY JOHN M | | | | 08/14/2018 | H | 1 | 31461-175 | | | | | | | | | |
| BALTZELL AMY L | | | | 05/28/2015 | QS | 420,000 | 28895-234 | | | | | | | | | |
| FLEMING COLIN BYERS | | | | 06/13/2012 | S | 325,000 | 26412-151 | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
| 103 | S | 34,250 | CIM | 1.00 | 37 | 1.00 | RC | 0.85 | 274,040 | 1.12 | A | 1.00 | C02 | 1.00 | | 240,680 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|-----|--------|-----|
| 0130 | 90 | MULTI-USE RES | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 77 | 01/31/2020 | 7 | ALTERATIONS | 1,000 | 02/04/2021 | PJK | 100 | 100 |
| 701 | 09/13/2012 | 7 | ALTERATIONS | 2,000 | 06/19/2013 | TRL | 100 | 100 |
| 390 | 07/18/2005 | 7 | ALTERATIONS | 5,000 | 07/24/2006 | RJM | 100 | 100 |
| 457 | 08/13/1999 | 8 | YARD ITEMS | 575 | 07/24/2006 | RJM | 100 | 100 |
| 178 | 05/03/1996 | 3 | OUT BUILDING | 1,500 | 02/28/1997 | BC | 100 | 100 |

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|--------|---------------|------------------|----------|---------|---------|----------|---------|----------|
| TOTAL | 34,250 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CIM | N O T E | | | LAND | 240,700 | 231,400 | |
| St Ind | PAINES-SACHEM | | BUILDING | 337,500 | 318,700 | | | |
| Infl | MIXED | | DETACHED | 16,000 | 15,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 594,200 | 565,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|--------|
| LBN | A | 1.00 | 30 0.70 22 X 49 | | 1,078 | 18.30 | 13,800 |
| SHF | A | 1.00 | 20 0.80 10 X 12 | | 120 | 21.39 | 2,100 |
| SW2 | A | 1.00 | 30 0.70 2 X 2 | | 4 | 40.60 | 100 |



BLDG COMMENTS

SPYGLASS(ANTIQUES)

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| BUILDING | CD | ADJ | DESC | MEASURE | 3/26/2008 | JH |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/26/2008 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/6/2008 | ER |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1780 | SIZE ADJ | 1.000 |
|---------------|-------|------------|----------|
| NET AREA | 2,052 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$265 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 8 | \$10,608 |
| 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 544,289 |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 672 | | 63.55 | 42,705 | | |
| EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 840 | 1780 | 185.61 | 155,913 | | |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 160 | | 78.00 | 12,481 | | |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | BAS | L | BASE AREA | 1,212 | 1780 | 251.43 | 304,733 | | |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | F | F22 | O | FPL 2S 2OP | 1 | | 12,721.40 | 12,721 | | |
| INT FINISH | 1 | PLASTER | 1.00 | M | MST | O | MAS/METAL STACK | 1 | | 5,127.50 | 5,128 | | |
| HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | EXTERIOR | G |
| | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | KITCHEN | A |
| | | | | | | | | | | | | BATHS | A |
| | | | | | | | | | | | | HEAT/ELEC | A |
| | | | | | | | | | | | | EFF.YR/AGE | 1957 / 66 |
| | | | | | | | | | | | | COND | 38 38 % |
| | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | DEPR | 38 % GD 62 |
| | | | | | | | | | | | | RCNLD | \$337,500 |

