

Key: 1888

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.035

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LABRECQUE LISA C TRUSTEE THE LISA C LABRECQUE REV TRUST P O BOX 322 BREWSTER, MA 02631				67-8-0				2043 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LABRECQUE LISA C TRUSTEE				03/28/2006	F		(179609)				
LABRECQUE LISA C TRUSTEE				11/21/2003	A		(171334)				
CROCKER LOUISE				02/28/1995	A	100	(136502)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
672	09/05/2017	7	SPLIT/SUB/LA	800	06/29/2020	JMG	100	100
825	10/07/2014	7	ALTERATIONS	1,300	07/07/2015	RJM	100	100
829	10/31/2012	7	ALTERATIONS	7,000	06/18/2013	TRL	100	100
502	09/16/2008	7	ALTERATIONS	184,000	05/05/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	CIM 1.00	A 1.00	A 1.00	322,400	1.00	A 1.00	C02	1.00		296,050
303	A	0.122	CIM 1.00	A 1.00	A 1.00	14,200	1.00	A 1.00	C02	1.00		1,730

TOTAL	1.040 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E FY21 adjust map to include portion of 'way' on plan bk 69 pg 129-2 (see deed bk 5486 pg 262 and easement bk 5868 pg 200)	LAND	297,800	286,300			
St Ind	AVERAGE		BUILDING	527,100	498,100			
Infl	AVERAGE		DETACHED	10,100	10,000			
			OTHER	0	0			
			TOTAL	835,000	794,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50 16 X 18		288	8.10	1,200
DGF	A	1.00	50 0.50 16 X 35		560	28.49	8,000
LBN	-	0.90	80 0.20 14 X 20		280	16.47	900



BLDG COMMENTS	5 UNITS
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BUILDING	CD	ADJ	DESC	MEASURE	3/27/2008	JH
MODEL	1		RESIDENTIAL	LIST	5/5/2010	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	8/21/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,796	DETAIL ADJ	1.100	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,008	1900	281.86	284,115
\$NLA(RCN)	\$277	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,008	1965	193.06	194,605
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	709		44.82	31,780
				ROOF COVER	1	ASPH/CMP SH	1.00	C	ENT	N	ENCLOSED ENTRY	28		148.24	4,151
				FLOOR COVER	1	HARDWOOD	1.00	D	ENT	N	ENCLOSED ENTRY	28		148.24	4,151
				INT FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	750		64.77	48,574
				HEATING/COOL	2	HOT WATER	1.00	F	BAS	L	BASE AREA	390	1995	281.86	109,926
				FUEL SOURCE	2	GAS	1.00	F	USF	L	UPPER STORY FIN	390	1995	193.06	75,293

TOTAL RCN	775,116
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$527,100

