

Key: 1950

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.097

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION								
SPOOSILY INC 15 BREAKWATER ROAD BREWSTER, MA 02631				57-11-0				15 BREAKWATER ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
SPOOSILY INC				01/15/2020	V	1,755,000	32625-256									
WIND REEF INC				01/21/2011	V	899,000	25201-22									
APEX INC				07/20/2010	L	600,000	24693-146									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,037	CIM	1.00	A	1.00	A	1.00	322,400	1.69	A	1.00	C02	1.00		251,260

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3020	100	INNS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-1120	03/27/2024	22	I & E				0 0
	11/03/2023	7	ALTERATIONS	43,500	05/17/2024	PJK	90 100
	03/17/2022	22	I & E				0 0
909	09/30/2021	7	ALTERATIONS	50,000	07/18/2023	PJK	100 100
990	11/20/2018	7	ALTERATIONS	25,000	06/21/2019	TCK	100 100

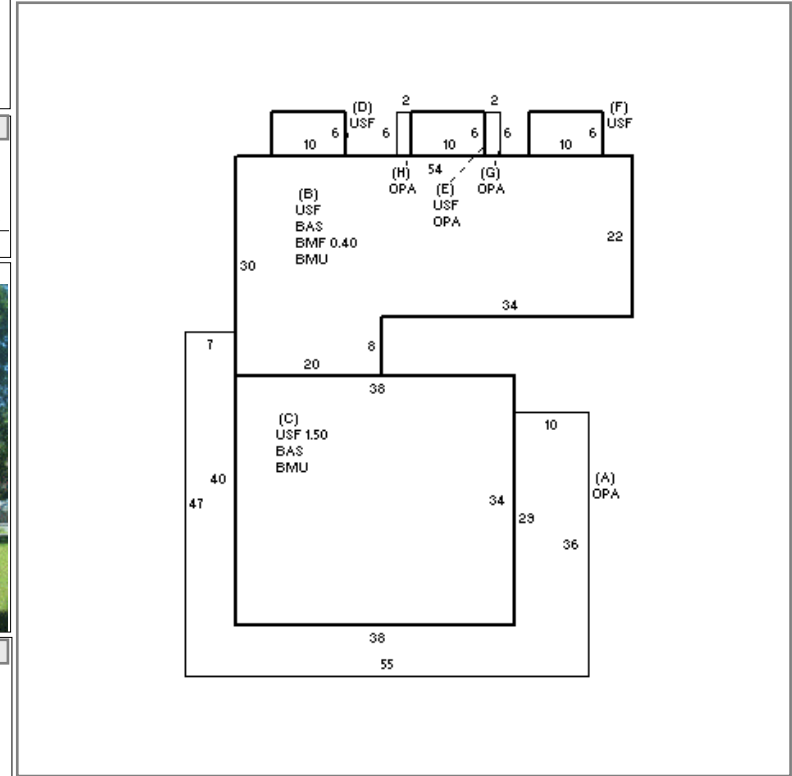
LAND

TOTAL	20,038 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	251,300	241,600
St Ind	AVERAGE		LAND	1,481,100	1,410,500			
Infl	AVERAGE		DETACHED	20,700	20,500			
			OTHER	0	0			
<b>TOTAL</b>							<b>1,753,100</b>	<b>1,672,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	30 0.70		512	52.47	18,800
SHF	A	1.00	30 0.70 8 X 8		64	22.01	1,000
SHF	-	0.90	30 0.70 8 X 8		64	19.81	900



BLDG COMMENTS  
CAPTAIN FREEMANS INN  
10 ROOMS/12.5 BATHS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2008	JH
MODEL	5		CIM	LIST	4/17/2008	JH
STYLE	16	1.46	B&B [92%]	REVIEW	8/7/2019	EMZ
QUALITY	SP	2.38	SUPERIOR + [92%]			
FRAME	1	1.00	WOOD FRAME [92%]			

BU  
ILD  
ING

YEAR BLT	1866	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,763,271
NET AREA	6,645	DETAIL ADJ	1.286	FOUNDATION	4	FLR & WALL	1.00	+	OPA	N	OPEN PORCH	1,039		59.04	61,342		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNF	1,348		81.70	110,137		
				ROOF SHAPE	1	GABLE	1.00	B	BMF	L	BSMT FIN	539	0	90.66	48,864		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	BAS	L	BASE AREA	1,348	1866	234.48	316,077		
				FLOOR COVER	2	SOFTWOOD	0.95	B	USF	L	UP-STRY FIN	1,348	1866	234.48	316,077		
				INT. FINISH	1	PLASTER	1.04	C	BMU	N	BSMT UNF	1,292		81.70	105,561		
				HEATING/COOL	2	HOT WATER	1.02	C	BAS	L	BASE AREA	1,292	1866	234.48	302,946		
				FUEL SOURCE	2	GAS	1.00	C	USF	L	UP-STRY FIN	1,938	1866	234.48	454,419		
								D	USF	L	UP-STRY FIN	60	1866	234.48	14,069		
								E	USF	L	UP-STRY FIN	60	1866	234.48	14,069		
								F	USF	L	UP-STRY FIN	60	1866	234.48	14,069		
								GFP	O		GAS FIREPLACE	3		1,880.33	5,641		
																EFF.YR/AGE	2007 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,481,100