

Key: 2190

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.342

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DICKERSON JOHN S & KATE H TRUS THE 1050 MAIN STREET REALTY TR 1050 MAIN STREET BREWSTER, MA 02631		37-88-0		1050 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DICKERSON JOHN S & KATE H		06/30/2010	QS	588,400	24655-132
BARRY ROBERT L		11/02/2000	F	1 13339-95	
PERRY RICHARD O		11/02/2000	F	1 13339-93	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
0130	50	MULTI-USE RES			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/11/2024	22	I & E				0	0
	06/07/2023	22	I & E				0	0
	02/22/2022	22	I & E				0	0
	01/20/2021	22	I & E				0	0
	02/21/2020	22	I & E				0	0

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	24,393	CIM	1.00	30	1.00	RC	0.85	274,040	1.45	A	1.00	C02	1.00			221,900

TOTAL	24,393 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E				LAND	221,900	213,400
St Ind	VB PAINES CREEK		BUILDING	658,700	621,700			
Infl	MIXED		DETACHED	20,600	20,000			
			OTHER	0	0			
						TOTAL	901,200	855,100

DETACHED

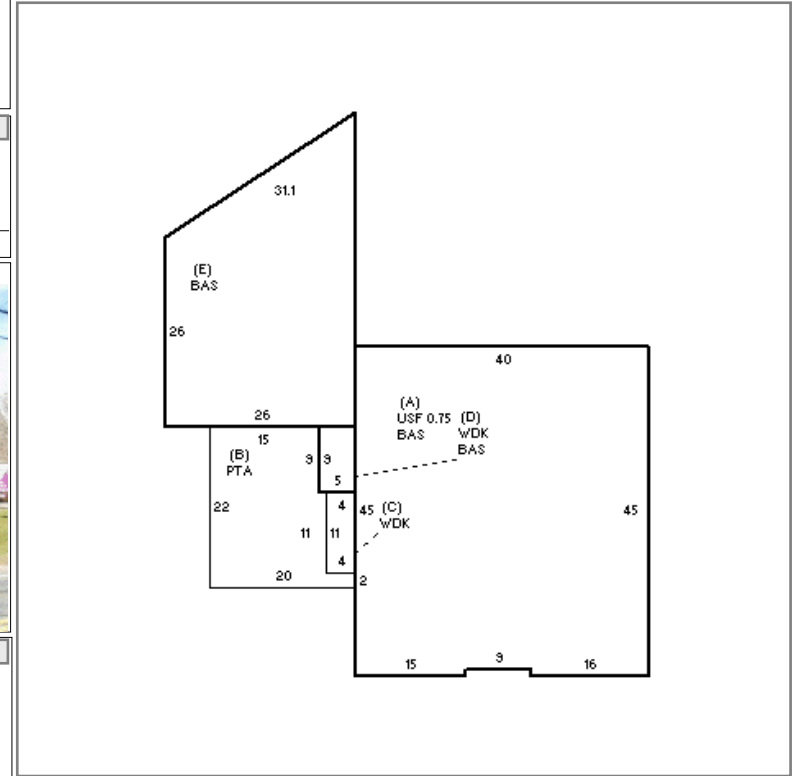
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12		96	22.01	1,100
SHF	G	1.20	10 0.90 8 X 16		128	25.67	3,000
IPV	A	1.00	50 0.50 17 X 32		544	36.98	10,100
SHF	A	1.00	50 0.50 8 X 12		96	22.01	1,100
SW2	G	1.20	10 0.90 2 X 4		8	48.72	400
W06	G	1.20	10 0.90		136	15.96	2,000
PTD	A	1.00	20 0.80 POOL PATIO		536	6.75	2,900



BLDG COMMENTS
MARK LAWRENCE FINE PERIOD ANTIQUES/TOTAL RENO 1989

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/1/2008	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/7/2008	ER
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	0.970
NET AREA	4,076	DETAIL ADJ	1.000
\$NLA(RCN)	\$261	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$11,612
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	2	SLAB	0.95
EXT COVER	7	STUCCO	0.98
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,733	1950	274.59	750,449
A	USF	L	UPPER STORY FIN	1,343	1950	208.98	280,656
B	PTA	N	PATIO	351		16.73	5,872
+	WDK	N	WOOD DECK	89		48.52	4,318
F11	O		FPL 1S 10P	1		9,452.50	9,453

TOTAL RCN	1,062,359
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	\$658,700