

Key: 2249

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.402

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LIZOTTE MICHAEL J COTRUSTEE & LIZOTTE SUSAN H COTRUSTEE 774 MAIN STREET BREWSTER, MA 02631				26-41-0				774 MAIN STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LIZOTTE MICHAEL J COTRUST				05/23/2023	F	10	35800-224	
LIZOTTE MICHAEL J & SUSAN				03/25/2019	QS	580,000	31906-290					
GLAZEBROOK JOSEPHINE				12/17/2010	QS	475,000	25102-10					

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	%
24-437	05/14/2024	9	HVAC	10,000			0	0
24-54	02/28/2024	7	ALTERATIONS	300,000			0	0
24-13	01/09/2024	7	ALTERATIONS	6,500			0	0
285	04/06/2022	7	ALTERATIONS	27,000			0	0
794	08/31/2021	7	ALTERATIONS	22,773			0	0

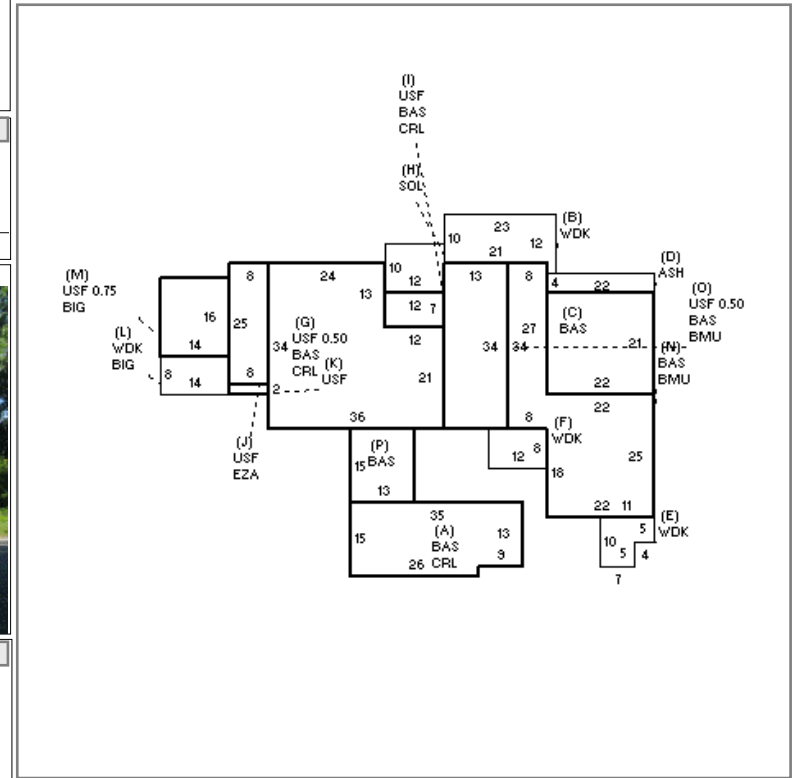
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,380	10	1.00	36	1.00	A	1.00	219,200	2.02	A	1.00	R03	1.00			227,770

TOTAL	22,380 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE	LAND	227,800	176,000			
St Ind	DENNIS-PAINES C		BUILDING	689,300	603,400			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	918,200	780,500			

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



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/11/2008	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/9/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,803	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	507		30.93	15,680
\$NLA(RCN)	\$271	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	532		39.92	21,240
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	3,580	1970	225.95	808,916
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	88		28.49	2,508	
ROOMS	15	1.00	FLOOR COVER	2	SOFTWOOD	1.00	G	CRL	N	BSMT CRAWL	1,068		26.12	27,899	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	H	SOL	N	SOLARIUM	120		118.25	14,190	
BATHROOMS	4	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	I	CRL	N	BSMT CRAWL	84		30.93	2,598	
FIXTURES	12	\$16,380	FUEL SOURCE	1	OIL	1.00	J	EZA	N	ENCL BREEZEWAY	200		71.02	14,204	
GARAGE SPACES	1	1.00					+	USF	L	UPPER STORY FIN	1,223	1970	171.96	210,311	
% BSMT FIN	0	1.00					L	BIG	N	BUILT-IN GARAGE	112		58.57	6,560	
# 1/2 BATHS	0	1.00					M	BIG	N	BUILT-IN GARAGE	224		57.45	12,869	
# OF UNITS	1	1.00					+	BMU	N	BSMT UNFINISHED	1,264		55.34	69,955	
								BMU	N	BSMT UNFINISHED	948		60.09	56,967	
								F11	O	FPL 1S 1OP	1		7,778.30	7,778	
								F21	O	FPL 2S 1OP	1		10,338.80	10,339	
								KIT	O	XTRA KITCHEN	1		2,210.10	2,210	

TOTAL RCN	1,300,603	CONDITION ELEM	CD
EXTERIOR	A	INTERIOR	A
KITCHEN	A	BATHS	A
HEAT/ELEC	A		
EFF.YR/AGE	1970 / 53	COND	32 32 %
		FUNC	15 Layout
		ECON	0
		DEPR	47 % GD 53
RCNLD	\$689,300		