Key: 2289

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,444

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOMBARDI JOAN **410 MAIN STREET** **BREWSTER, MA 02631**	**16-31-0**	**410 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOMBARDI JOAN	11/15/2010	DC		24998-100
LOMBARDI ANTHONY L & JOAN	09/16/1958	XX		1016-253

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

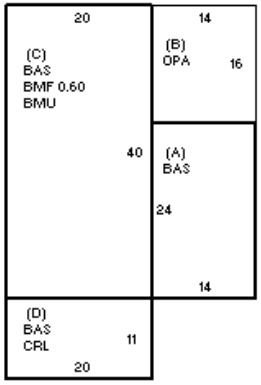
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
728	09/23/2015	7	ALTERATIONS	5,000	04/14/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	10 1.00	A 1.00	A 1.00	219,200	1.44	A 1.00	R03 1.00			254,380

TOTAL	35,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	254,400	240,000
BUILDING	306,600	293,500
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**562,100**	**534,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100

PHOTO 01/11/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/11/2018	NF
LIST	1/5/2008	REO
REVIEW	11/7/2018	TD

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,356	DETAIL ADJ	1.000
$NLA(RCN)	$323	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,017
GARAGE SPACES	0	1.00
% BSMT FIN	60	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,356	1974	253.89	344,282
B	OPA	N	OPEN PORCH	224		51.50	11,536
C	BMU	N	BSMT UNFINISHED	800		64.17	51,338
C	BMF	N	BSMT FINISH	480		41.55	19,942
D	CRL	N	BSMT CRAWL	220		31.27	6,880

TOTAL RCN	437,995
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1974 / 49		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$306,600