

Key: 2311

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.468

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARRISON BRIAN A & WENDY J 230 MAIN STREET BREWSTER, MA 02631				15-27-0				230 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARRISON BRIAN A & WENDY				03/04/2022	O	799,000 (229311)					
BIANCO PROPERTIES LLC				09/10/2019	V	770,000 (220487)					
MARY BOND REALTY LLC				07/08/2013	S	500,000 (200843)					

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	%
23-757	03/28/2024	22	I & E					0 0
	10/31/2023	7	ALTERATIONS	600,000	05/20/2024	PJK	100	100
	03/04/2022	16	MLS REVIEW	799,000	04/03/2023	JMG	100	100
320	04/06/2021	7	ALTERATIONS	28,000	07/21/2023	PJK	100	100
750	08/29/2018	7	ALTERATIONS	16,000	06/24/2019	TCK	100	100

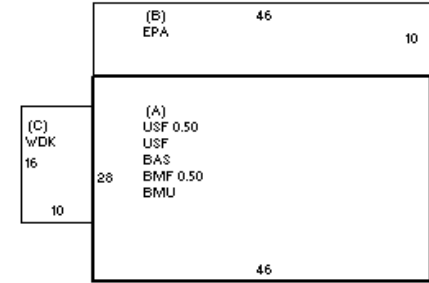
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	43,560	10	1.00	A	1.00	A	1.00	219,200	1.24	A	1.00	R03	1.00			272,250

TOTAL	43,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	272,300	242,900
St Ind	AVERAGE		BUILDING	894,500	485,500			
Infl	AVERAGE		DETACHED	1,800	2,100			
			OTHER	0	0			
						TOTAL	1,168,600	730,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10		80	22.01	900
SHF	A	1.00	50 0.50 8 X 10		80	22.01	900



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/11/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/3/2023	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	0.980
NET AREA	3,220	DETAIL ADJ	1.000
\$NLA(RCN)	\$309	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	4	\$7,030
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,288		72.00	92,733
A	BMF	N	BSMT FINISH	644		49.81	32,077
A	BAS	L	BASE AREA	1,288	1986	326.60	420,664
A	USF	L	UPPER STORY FIN	1,932	1986	203.82	393,782
B	EPA	N	ENCLOSED PORCH	460		85.33	39,251
C	WDK	N	WOOD DECK	160		51.94	8,310

TOTAL RCN	993,847
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	G

EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$894,500
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