

Key: 2419

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.572

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| KEMP STEVEN T 258 MAIN STREET BREWSTER, MA 02631 | | | | 15-25-0 | | | | 258 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KEMP STEVEN T | | | | 03/23/2022 | DC | | (102407) | | | | |
| KEMP STEVEN T & MCNEILL-K | | | | 07/08/1985 | XX | 77,000 | (102407) | | | | |

| 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 | % |
| 23-1101 | 10/19/2023 | 9 | HVAC | 12,900 | 07/17/2024 | TCK | 100 | 100 |
| 23-944 | 09/06/2023 | 7 | ALTERATIONS | 4,000 | 07/17/2024 | TCK | 100 | 100 |
| NP 277 | 09/26/2006 | 12 | CYCLICAL GRO | | 01/11/2018 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 07/13/2007 | JH | 100 | 100 |
| | | 7 | ALTERATIONS | 4,425 | 07/13/2007 | JH | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 40,000 | 10 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.31 | A | 1.00 | R03 | 1.00 | | | 264,570 |

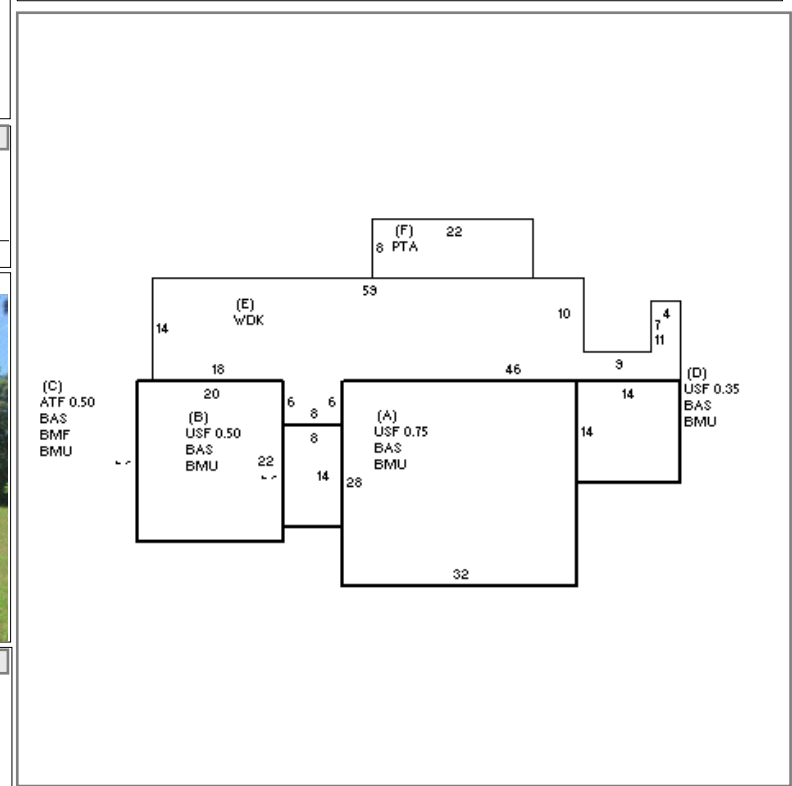
| TOTAL | 40,000 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|-----------|---------|----------|---------|----------|
| Nbhd | NBHD 10 | NOTE | LAND | 264,600 | 249,600 | BUILDING | 774,400 | 731,400 |
| St Ind | AVERAGE | | DETACHED | 1,900 | 1,900 | OTHER | 0 | 0 |
| Infl | AVERAGE | | TOTAL | 1,040,900 | 982,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X12 | | 96 | 22.01 | 1,900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 1/11/2018 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/11/2018 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 7/29/2024 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|----------------|---|-----------|--------|
| NET AREA | 2,441 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,644 | | 71.82 | 118,071 | | | |
| \$NLA(RCN) | \$417 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,644 | 1985 | 332.24 | 546,207 | | | |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 797 | 1985 | 258.12 | 205,724 | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | BMF | N | BSMT FINISH | 440 | | 56.63 | 24,917 | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | ATF | N | ATTIC FINISH | 220 | | 108.11 | 23,784 | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | WDK | N | WOOD DECK | 954 | | 55.04 | 52,505 | | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F | PTA | N | PATIO | 176 | | 21.20 | 3,732 | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 6,243.60 | 6,244 | | | |
| | | | | | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | 14,252.00 | 14,252 |
| | | | | | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | 3,390.70 | 3,391 |



| CAPACITY | | | UNITS | ADJ |
|---------------|--|------|----------|-----|
| STORIES | | 1.75 | 1.00 | |
| ROOMS | | 8 | 1.00 | |
| BEDROOMS | | 3 | 1.00 | |
| BATHROOMS | | 3 | 1.00 | |
| FIXTURES | | 11 | \$20,077 | |
| GARAGE SPACES | | 1 | 1.00 | |
| % BSMT FIN | | 30 | 1.00 | |
| # 1/2 BATHS | | 1 | 1.00 | |
| # OF UNITS | | 1 | 1.00 | |

| TOTAL RCN | 1,018,903 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1985 / 38 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$774,400 |