

Key: 2427

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.580

LEGAL

LAND

DETACHED

BUILDING

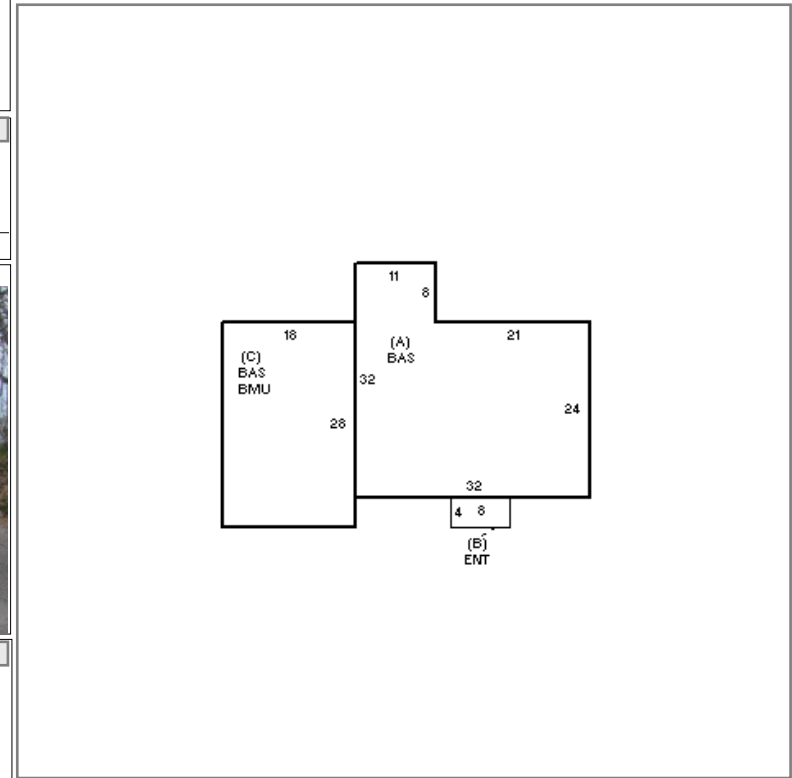
CURRENT OWNER		PARCEL ID	LOCATION	
WILKINSON DAVID O TRUSTEE WILKINSON FAMILY REALTY TRUST C/O CONSTANCE WILKINSON 298 MAIN STREET BREWSTER, MA 02631		15-22-0	322 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE
WILKINSON DAVID O TRUSTEE		12/18/1992	F	100 (128748)

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 %
51	01/21/2021 10/29/2019	7 30	ALTERATIONS ABATEMENT RE	4,052	05/09/2022 12/13/2019	TCK JMG	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,095	10	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R03	1.00			264,730

TOTAL	40,095 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	264,700	249,800
St Ind	AVERAGE		BUILDING	208,700	197,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	473,400	446,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2019	JMG
MODEL	1		RESIDENTIAL	LIST	12/13/2019	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	5/24/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,360	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,510	
GARAGE SPACES	1	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	5	MIN/OTHER	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,360	1954	221.85	301,716
B	ENT	N	ENCLOSED ENTRY	32		116.66	3,733
C	BMU	N	BSMT UNFINISHED	504		60.16	30,322
	BMG	O	BSMT GARAGE	1		4,002.30	4,002
	MST	O	MAS/METAL STACK	1		4,524.30	4,524

TOTAL RCN	347,808
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	F
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$208,700