

Key: 2502

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.658

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CURRENT OWNER				PARCEL ID				LOCATION			
MIRA HOMES LLC 28 ATLANTIC AVE ANDOVER, MA 01810				16-10-0				419-417 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIRA HOMES LLC				07/24/2017	O	2,025,000	30657-284				
MERCHANT JAY A & WENDY				03/21/2006	QS	1,600,000	20838-348				
ARMSTRONG ROBERT M TRUS				06/14/2001	A	1	13933-310				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			419	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
428	05/23/2022	7	ALTERATIONS	2,500	03/31/2023	TCK	100	100
976	10/21/2021	10	INGROUND POO	10,000	05/09/2022	TCK	100	100
670	08/07/2018	1	NEW CONSTRUC	1,200,000	07/15/2020	NF	100	100
843	10/23/2017	10	INGROUND POO	38,000	07/17/2019	NF	100	100
38	01/23/2003	7	ALTERATIONS	3,600			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	10	1.00	A	1,468,640	1.00	A	1.00	BVG	6.70	2,032,430
300	A	5.693	10	1.00	A	80,400	1.00	A	1.00	BVG	6.70	457,720

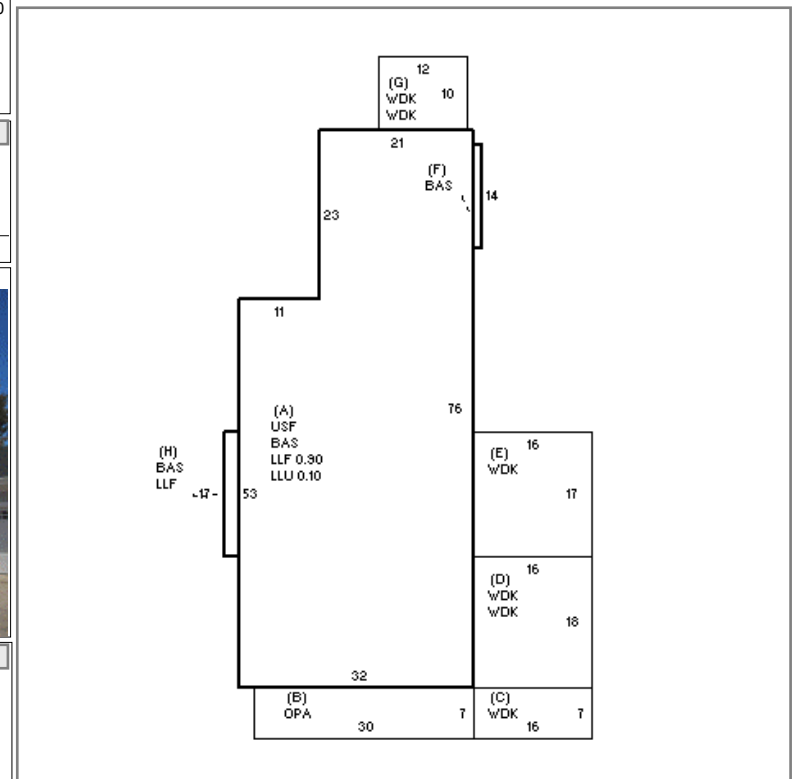
TOTAL	7.070 Acres				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10				N O T E				LAND	2,490,200	2,348,500
St Ind	AVERAGE								BUILDING	1,929,200	1,842,600
Infl	AVERAGE								DETACHED	107,700	106,800
									OTHER	221,900	212,200
								TOTAL	4,749,000	4,510,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	30 0.70 30X40		1,200	54.20	45,500
SHF	A	1.00	30 0.70 20X12		240	19.84	3,300
GFL	A	1.00	10 0.90 24X24		576	54.20	28,100
SHF	A	1.00	30 0.70 12X16		192	20.77	2,800
IPG	A	1.00	10 0.90 10X27+19X17	2017	593	49.27	26,300
PTD	A	1.00	10 0.90 10X24 @POOL	2018	240	8.10	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/30/2019	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/24/2022	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INT EST FROM PLANS 7/22/19 LLF=3 BD, 2 BTH, FAM RM, HOME THEATER



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YEAR BLT	2018	SIZE ADJ	0.970
NET AREA	6,401	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	6	1.00
BATHROOMS	8	1.00
FIXTURES	28	\$65,465
GARAGE SPACES	0	1.00
% BSMT FIN	90	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	4	ASPH TILE	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	TOTAL RCN	2,030,774
A	LLU	N	LOWER LEVEL UNF	218		161.19	35,140		
A	USF	L	UPPER STORY FIN	2,179	2018	255.28	556,246		
B	OPA	N	OPEN PORCH	210		87.23	18,318		
+	WDK	N	WOOD DECK	1,200		68.39	82,063		
+	BAS	L	BASE AREA	2,227	2018	387.03	861,910		
+	LLF	L	LOWER LEVEL FIN	1,995	2018	197.45	393,922		
	F21	O	FPL 2S 1OP	1		17,708.90	17,709		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95

RCNLD	\$1,929,200
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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MIRA HOMES LLC 28 ATLANTIC AVE ANDOVER, MA 01810		16-10-0	419-417 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES			417	2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

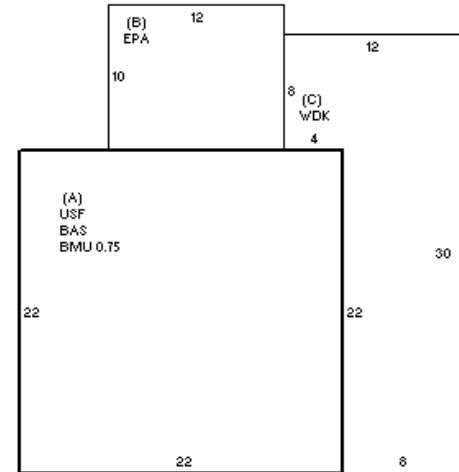
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	221,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/30/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/5/2023	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
GUEST HOUSE # 417

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,452		
NET AREA	968	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	363		65.51	23,780	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	484	1986	294.71	142,642	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	484	1986	182.01	88,092	INTERIOR	A		
				ROOF COVER	2	WD SHINGLE	1.01	B	EPA	N	ENCLOSED PORCH	120		78.89	9,467	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	272		38.41	10,449	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		4,926.50	4,927	HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$221,900