

Key: 2504

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.661

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CURRENT OWNER				PARCEL ID				LOCATION			
CANNING JOSIAH H 427 MAIN STREET BREWSTER, MA 02631				16-11-0				427 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CANNING JOSIAH H				03/05/2012	F	1	26129-119				
CANNING JOSIAH H & ELLIS COLIN DOUGLAS				10/16/2006	QS	460,000	21435-324				
				12/21/1994	H		N/A-N/A				

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	%
811	09/18/2019	7	ALTERATIONS	15,000	07/15/2020	MR	100	100
967	11/30/2017	7	ALTERATIONS	8,000	01/10/2018	NF	100	100
863	10/23/2014	7	ALTERATIONS	1,800	06/26/2015	MW	100	100
373	07/02/2011	7	ALTERATIONS	2,000	03/23/2012	MR	100	100
NP		12	CYCLICAL NON		12/18/2007	JH	100	100

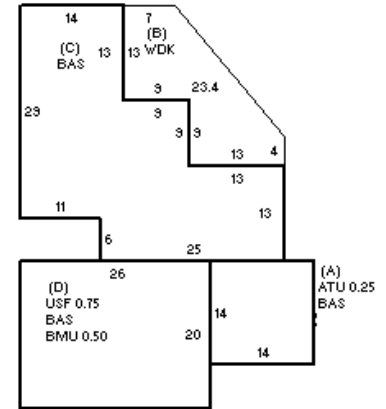
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	10	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
350	A	0.097	10	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		200

TOTAL	1.474 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	303,600	286,400
St Ind	AVERAGE		BUILDING	310,700	293,200			
Infl	AVERAGE		DETACHED	47,900	47,500			
			OTHER	0	0			
						TOTAL	662,200	627,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	30 0.70 24X44		1,056	18.30	13,500
LBN	A	1.00	50 0.50 25X52		1,300	18.30	11,900
FND	A	1.00	01 1.00		1	22,544.80	22,500



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BUILDING	CD	ADJ	DESC	MEASURE	1/10/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/10/2018	NF
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	7/23/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1840	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	501,069
NET AREA	1,897	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	+	BAS	L	BASE AREA	1,507	1840	253.65	382,248		
\$NLA(RCN)	\$264	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	ATU	N	ATTIC UNF	49		56.08	2,748		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	268		41.16	11,031		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BMU	N	BSMT UNFINISHED	260		70.19	18,249		
				FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UPPER STORY FIN	390	1840	195.01	76,054		
				INT FINISH	1	PLASTER	1.00		MST	O	MAS/METAL STACK	1		5,278.40	5,278		
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	G
																EFF.YR/AGE	1957 / 66
																COND	38 38 %
																FUNC	0
																ECON	0
																DEPR	38 % GD 62
																RCNLD	\$310,700