Key: 2508

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,666

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN JOHN W & KATHRYN 49 LABOR IN VAIN ROAD IPSWICH, MA 01938-2624	16-20-0	509 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN JOHN W & KATHRYN	09/03/2008	A	1	23135-135
SULLIVAN JOHN W & HILARY	09/19/1991	A	1	7685-70

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

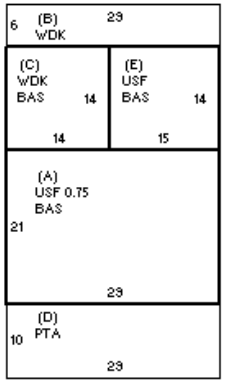
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
148	02/18/2022	7	ALTERATIONS	4,545	03/31/2023	TCK	100	100
675	11/04/2003	5	OTHER	17,668			100	100
478	09/18/1996	7	ALTERATIONS	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000	10 1.00	36 1.00	A 1.00	712,400	1.80	A 1.00	BAV 3.25			765,860

TOTAL	26,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE	BAY VIEW Business use ended many years ago, changed to 101 for FY 14.		
St Ind	DENNIS-PAINES C				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	765,900	722,500
BUILDING	288,300	272,300
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**1,055,800**	**996,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 12		120	21.39	1,300
SW2	G 1.20	10 0.90	2 X 3		6	48.72	300

PHOTO 03/31/2023

BLDG COMMENTS

HILARY HOUSE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/16/2018	NF
LIST	1/16/2018	EST
REVIEW	4/11/2023	EMZ

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,682	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$10,210
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,015	1900	293.17	297,565
+	USF	L	UPPER STORY FIN	667	1900	206.28	137,588
+	WDK	N	WOOD DECK	370		43.98	16,274
D	PTA	N	PATIO	290		16.06	4,656
	F11	O	FPL 1S 1OP	1		8,568.70	8,569
	MST	O	MAS/METAL STACK	1		5,640.30	5,640

TOTAL RCN	480,501

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

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$288,300