Key: 2516

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,674

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRODRICK JEFFREY P O BOX 202 BREWSTER, MA 02631	26-10-0	565 MAIN STREET REAR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRODRICK JEFFREY	08/23/1996	N	85,000	(141800)

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

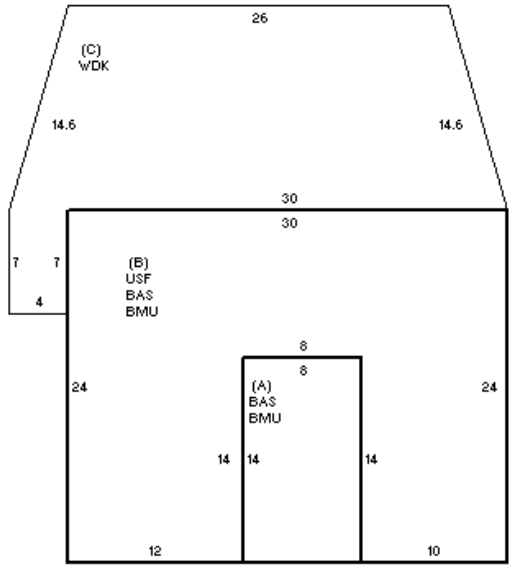
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		12/17/2007	JH	100	100
175	04/09/2003	2	ADD	3,000	06/25/2004	WH	100	100
254	05/15/2001	5	OTHER	6,900			100	100
548	09/19/2000	1	NEW CONSTRUC	120,000	05/09/2001	LB	100	100

LAND

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	712,400	1.00	A	1.00	BAV 3.25			985,880
300	A	2.553	10	1.00	A	1.00	A	1.00	39,000	1.00	A	1.00	BAV 3.25			99,570
300	A	3.000	10	1.00	A	1.00	A	1.00	5,850	1.00	CRP	0.15	BAV 3.25			17,550

TOTAL	6.930 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE	Conservation restriction in perpetuity FY2004 on 3.00 Acres		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,103,000	1,040,400
BUILDING	448,800	423,900
DETACHED	4,200	4,100
OTHER	0	0
TOTAL	**1,556,000**	**1,468,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	L 0.80	50 0.50	14X26		364	22.85	4,200

PHOTO 01/10/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/10/2018	NF
LIST	12/17/2007	NP
REVIEW	11/6/2018	TD

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	1,328	DETAIL ADJ	1.000
$NLA(RCN)	$402	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,647
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	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	720		85.05	61,233
+	BAS	L	BASE AREA	720	2001	397.04	285,867
B	USF	L	UPPER STORY FIN	608	2001	250.95	152,580
C	WDK	N	WOOD DECK	448		53.51	23,972

TOTAL RCN 534,298

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

EFF.YR/AGE 2001 / 22

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $448,800