

Key: 2520

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.678

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
OLIVER CHARLES F & MARJORIE S (LIFE ESTATE) 649 MAIN STREET BREWSTER, MA 02631				26-19-0				649 MAIN STREET					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				OLIVER CHARLES F & MARJORIE S				03/04/2015	F	1	28717-217		
				OLIVER CHARLES F				03/04/2008	DC		22724-29		
				OLIVER CHARLES F & MARY L				01/05/1979	XX	47,500	2852-51		
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	56,628	10	1.00	A	1.00	A	1.00				299,320	

LAND

TOTAL	1.300 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	299,300	282,400
St Ind	AVERAGE		BUILDING	309,700	292,400			
Infl	AVERAGE		DETACHED	2,700	2,600			
			OTHER	259,300	246,700			
					TOTAL	871,000	824,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100
GHP	A	1.00	10 0.90 8X12	2012	96	18.30	1,600



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2018	NF
MODEL	1		RESIDENTIAL	LIST	12/17/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/24/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

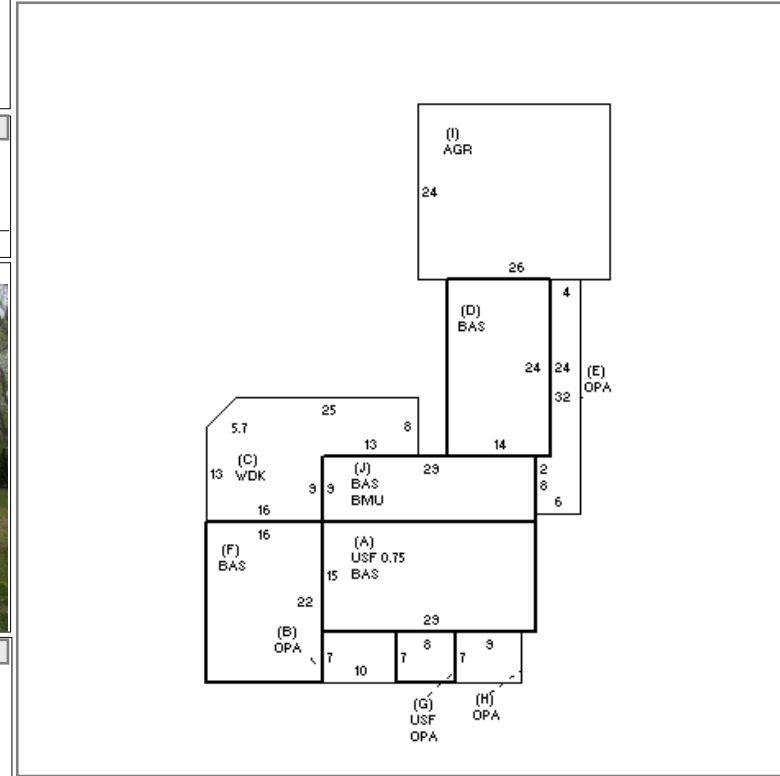
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YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	1,766	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	696	1800	258.83	180,142
+	USF	L	UPPER STORY FIN	382	2001	195.01	74,494
+	OPA	N	OPEN PORCH	333		52.50	17,483
C	WDK	N	WOOD DECK	368		41.16	15,147
D	BAS	L	BASE AREA	336	2006	258.83	86,965
F	BAS	L	BASE AREA	352	2001	258.83	91,106
I	AGR	N	ATT GARAGE	624		38.92	24,286
J	BMU	N	BSMT UNFINISHED	261		70.19	18,319

TOTAL RCN	516,133
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	\$309,700



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OLIVER CHARLES F & MARJORIE S (LIFE ESTATE) 649 MAIN STREET BREWSTER, MA 02631				26-19-0				649 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

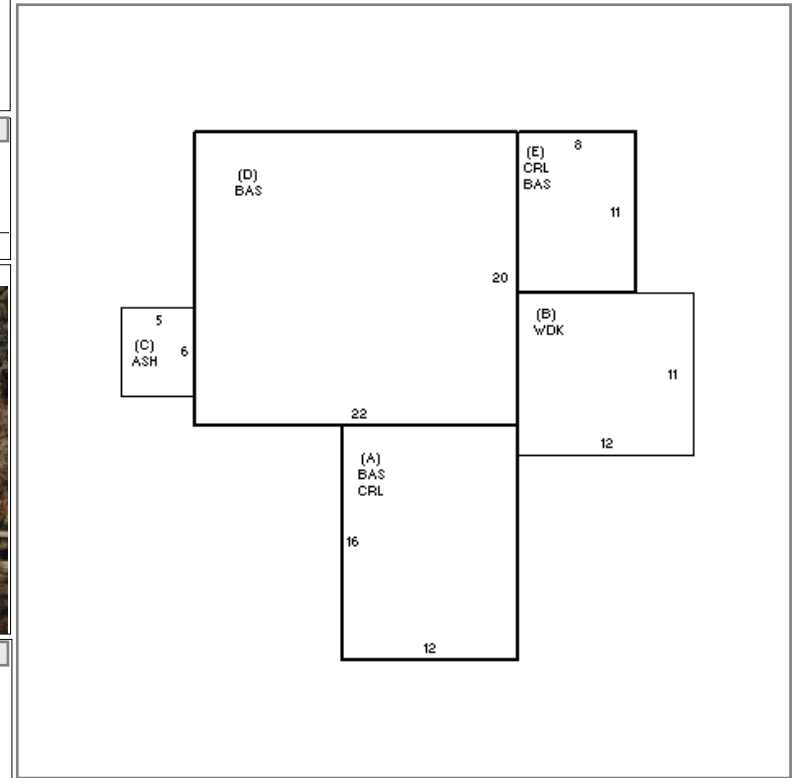
LAND

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 BUILDING DETACHED OTHER TOTAL	135,400	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/10/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/10/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/1/2018	TD
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	205.090	
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	192		27.33	5,247	CONDITION ELEM	CD	
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	132		35.28	4,657	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	30		26.25	788	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	632	1960	261.78	165,447	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BASE AREA	88	2002	261.79	23,037	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	E	CRL	N	BSMT CRAWL	88		27.33	2,405	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$3,510															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															

EFF. YR/AGE		1965 / 58	
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	\$135,400		

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

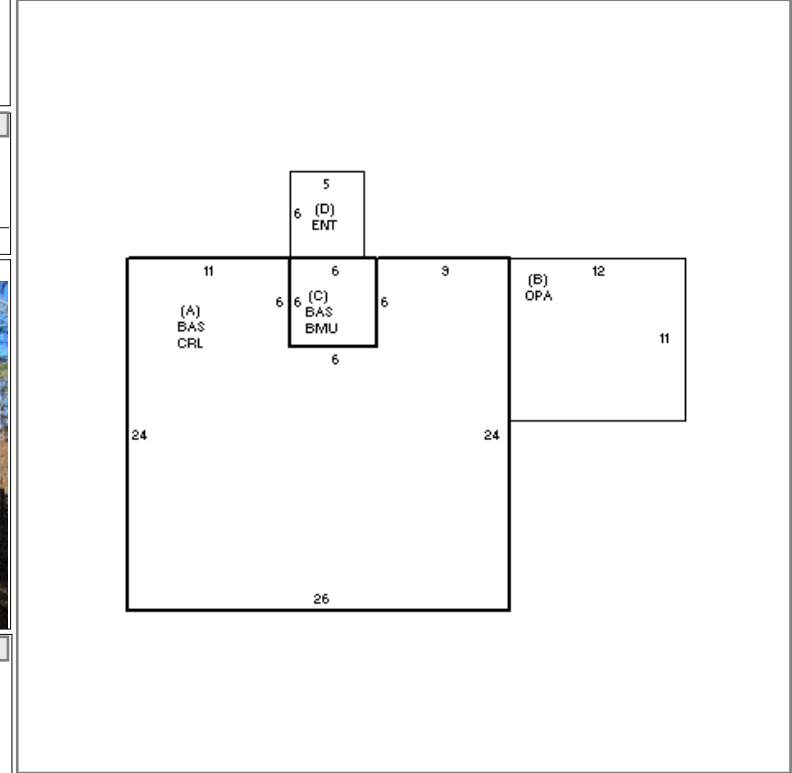
LAND

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	123,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/10/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/10/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2019	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	196,710
NET AREA	624	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	588		27.33	16,069		
\$NLA(RCN)	\$315	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	624	1960	261.78	163,353		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	132	45.00	5,940		
STORIES	1	1.00			ROOF COVER	1	ASPH/CMP SH	1.00	C	BMU	N	BSMT UNFINISHED	36	60.15	2,165		
ROOMS	3	1.00			FLOOR COVER	2	SOFTWOOD	1.00	D	ENT	N	ENCLOSED ENTRY	30	116.67	3,500		
BEDROOMS	1	1.00			INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1	2,173.50	2,174		
BATHROOMS	1	1.00			HEATING/COOL	1	FORCED AIR	1.00									
FIXTURES	3	\$3,510			FUEL SOURCE	2	GAS	1.00									
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 63
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63
RCNLD	\$123,900