

Key: 2526

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.685

LEG  
AL  
LAND

CURRENT OWNER						PARCEL ID				LOCATION							
DICKMAN STEVEN & BOBER SHARON 48 MOUNT PLEASANT STREET CAMBRIDGE, MA 02140						26-66-0				634 MAIN STREET							
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
						DICKMAN STEVEN & BOBER SH				10/23/2020	V	1,462,500	33393-262				
CORCORAN AMY B				06/07/2002	N	380,000	15242-283										
FAUNCE BRIAN C				09/29/1976	XX		2404-325										

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	%
697	07/30/2021	7	ALTERATIONS	19,700	05/09/2022	TCK	100	100
		13	SPLIT/SUB/LA		03/23/2021	JMG	100	100
642	10/23/2020	15	SALE REVIEW	1,462,500	03/17/2021	JMG	100	100
460	10/29/2002	5	OTHER	8,000	06/16/2004	WH	100	100
	08/01/2002	1	NEW CONSTRUC	120,000	06/16/2004	WH	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	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	2.463	10	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		29,560
350	A	2.700	10	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		5,670

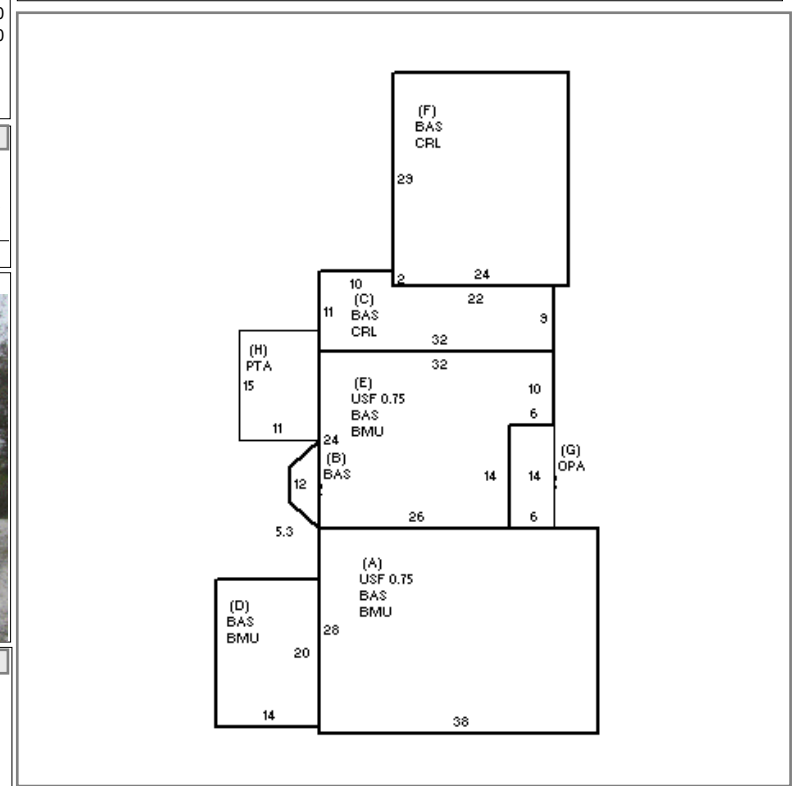
TOTAL	6.540 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10		N O T E	FY22 Combine with 26-65 & 26-62 RELEASE OF EASEMENT FROM MAP 22/49 TO M22/34 -- BOOK 14727/113			LAND	338,600	319,400
St Ind	AVERAGE			LAND BUILDING	1,947,400	1,860,500	DETACHED	0	0
Infl	AVERAGE			OTHER	0	0	TOTAL	2,286,000	2,179,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2018	REF
MODEL	1		RESIDENTIAL	LIST	3/17/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/24/2022	MR
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
1/11/18 REF NF



DETACHED

BUILDING

YEAR BLT	2002	SIZE ADJ	0.970
NET AREA	4,377	DETAIL ADJ	1.000
\$NLA(RCN)	\$530	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	11	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	\$31,532
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,028		101.96	206,782
+	USF	L	UPPER STORY FIN	1,311	2002	361.12	473,432
+	BAS	L	BASE AREA	2,370	2002	474.50	1,124,575
C	CRL	N	BSMT CRAWL	308		64.94	20,003
F	CRL	N	BSMT CRAWL	696		60.53	42,129
F	BAS	L	BASE AREA	696	2002	474.51	330,256
G	OPA	N	OPEN PORCH	84		106.94	8,983
H	PTA	N	PATIO	165		32.30	5,330
	F21	O	FPL 2S 1OP	2		21,711.45	43,423
	F22	O	FPL 2S 2OP	1		26,675.70	26,676
	ODS	O	OUTDOOR SHOWER	1		5,165.30	5,165

TOTAL RCN	2,318,285	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$1,947,400	