

Key: 2529

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.692

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DRAKE KEVIN T 300 PRENTICE STREET HOLLISTON, MA 01746				26-69-0				598 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRAKE KEVIN T				04/05/2012	U	275,000	26224-112				
PFLOCK ROBERT R & PETER M				11/25/2008	DC		23278-25				
PFLOCK ANNE L TRUSTEE				04/18/2007	F	1	21949-291				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	77	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
141	02/29/2016	6	DEMO		05/17/2017	RJM	100	100
194	03/04/2013	7	ALTERATIONS	2,000	06/14/2013	TRL	100	100
531	07/23/2012	7	ALTERATIONS	1,000	06/14/2013	TRL	100	100
445	10/21/1992	5	OTHER	650			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	37,186 CIM	1.00	36	1.00	RC	0.85	232,934	1.05	A	1.00	C01 0.85	209,310

TOTAL	37,186 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	209,300	201,300			
St Ind	DENNIS-PAINES C		BUILDING	302,900	286,000			
Infl	MIXED		DETACHED	500	500			
			OTHER	50,500	48,100			
			<b>TOTAL</b>	<b>563,200</b>	<b>535,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	G	1.20	10 0.90	3 X 4		12 48.72	500

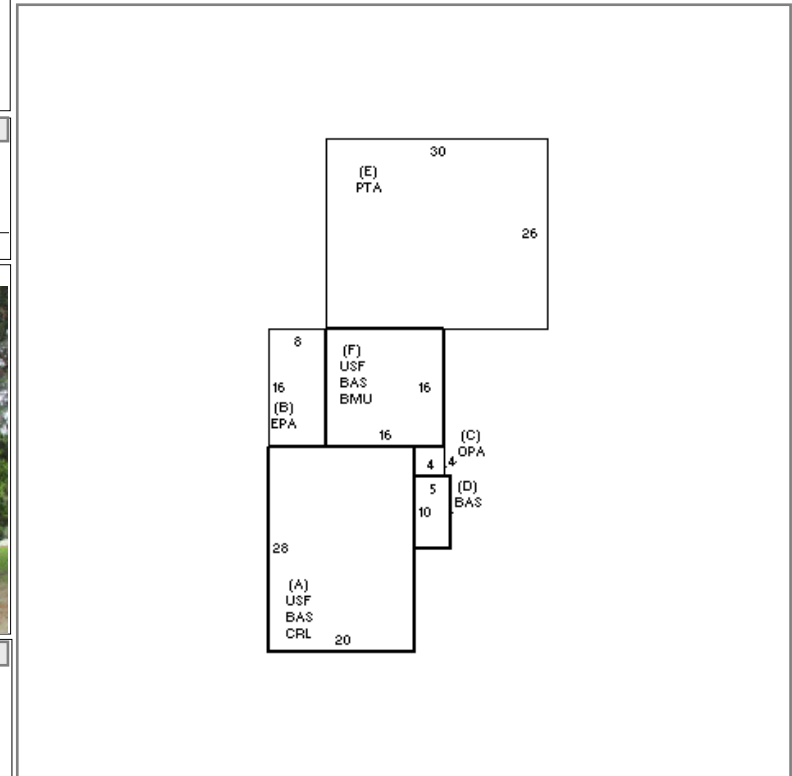
PHOTO 06/14/2013



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2008	JH
MODEL	1		RESIDENTIAL	LIST	5/22/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	10/14/2008	ER
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.000
NET AREA	1,682	DETAIL ADJ	1.000
\$NLA(RCN)	\$300	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	560		34.07	19,079
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	816	1840	204.17	166,605
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	128		90.32	11,561
ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	16		56.10	898
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	866	1840	309.76	268,253
INT FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	780		13.38	10,437
HEATING/COOL	2	HOT WATER	1.00	F	BMU	N	BSMT UNFINISHED	256		75.00	19,201
FUEL SOURCE	1	OIL	1.00								



BLDG COMMENTS

TOTAL RCN	504,785
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	\$302,900

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	77	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

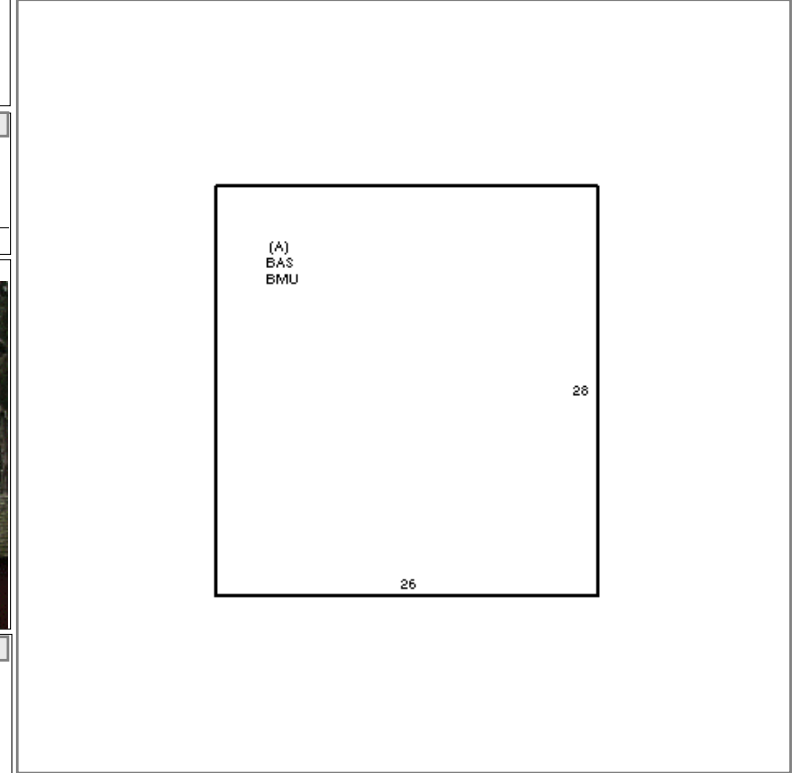
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	50,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2008	RJM
MODEL	6		CIM-6	LIST	10/9/2008	EST
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	10/14/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

PFLOCK ANTIQUES/WOOD STOVE

G

YEAR BLT	1840	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	78,874
NET AREA	728	DETAIL ADJ	1.048	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	728		27.87	20,290	CONDITION ELEM	CD
\$NLA(RCN)	\$108	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	728	1840	79.51	57,885		
				ROOF SHAPE	1	GABLE	1.00		MST	O	STACK	1		699.00	699	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHNGL	1.00										
				FLOOR COVER	2	SOFTWOOD	0.95										
				INT. FINISH	3	WOOD PANEL	1.05										
				HEATING/COOL	13	NONE	1.00										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		0	.92														
% AIR COND		0	1.00														
% SPRINKLERS		0	1.00														
																EFF.YR/AGE	1978 / 45
																COND	36 36%
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$50,500