Key: 2538

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,702

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE JAMIE L 480 MAIN STREET BREWSTER, MA 02631	16-25-0	480 MAIN STREET REAR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE JAMIE L	07/08/2021	QS	360,000	34279-331
PHILLIPS NANCY G	10/18/2013	DC		7648-198
PHILLIPS FOSTER M & NANCY	08/15/1991	QS	109,000	7648-198

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

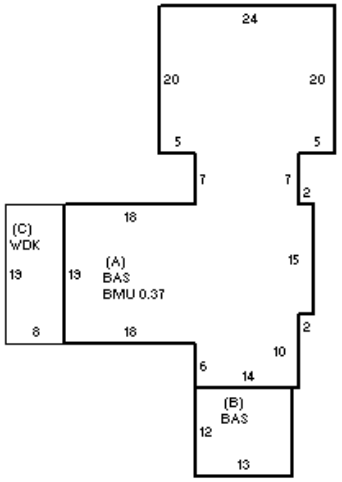
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-902	01/18/2023	7	ALTERATIONS	3,079	07/19/2024	TCK	100	100
	07/08/2021	15	SALE REVIEW	360,000	04/13/2022	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,359	12 1.00	A 1.00	A 1.00	219,200	3.33	A 1.00	RM3 1.00			207,140

TOTAL	12,359 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	207,100	195,400
BUILDING	219,100	206,900
DETACHED	0	0
OTHER	0	0
TOTAL	**426,200**	**402,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/11/2018	NF
LIST	1/11/2018	EST
REVIEW	7/29/2024	EMZ

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$5,850
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	3	FOUN 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	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
A	BMU	N	BSMT UNFINISHED	481		60.16	28,938
+	BAS	L	BASE AREA	1,456	1950	217.41	316,553
C	WDK	N	WOOD DECK	152		35.28	5,362
	F12	O	FPL 1S 2OP	1		8,525.70	8,526

TOTAL RCN	365,229

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

EFF.YR/AGE	1950 / 73	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$219,100