Key: 2540 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 2.703

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROBERTSON TIMOTHY F & POWERS REBEKAH S CO-TRUSTEES **440 MAIN STREET** **BREWSTER, MA 02631**	**16-28-0**	**440 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROBERTSON TIMOTHY F & POW	05/19/2021	F	100	()
ROBERTSON TIMOTHY & POWER	01/15/2021	QS	500,000	33692-109
LIU YINGZHAO	04/15/2011	H	162,500	25385-203

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	50	MULTI-USE COM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
532	08/21/2020	7	ALTERATIONS	6,000	02/04/2021	PJK	100	100
		5	OTHER		06/01/2020	JMG	100	100
523	07/20/2012	11	CHANGE OF US	5,000	06/14/2013	TRL	100	100
299	06/13/2011	7	ALTERATIONS	299	08/03/2012	DF	100	100
229	05/09/2011	7	ALTERATIONS	10,000	08/03/2012	DF	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	37,400	CIM	1.00	36	1.00	A	1.00	274,040	1.05	A	1.00	C01	0.85			246,650

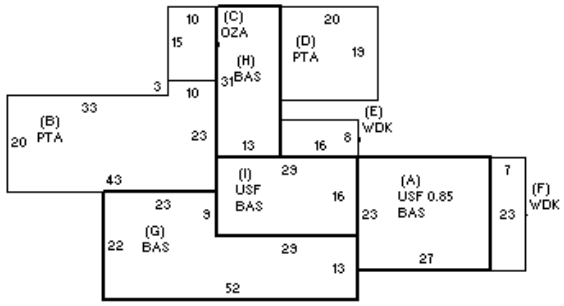
TOTAL	37,400 SF	ZONING	RM	FRNT	0
Nbhd	CIM	NOTE	Two outbuildings: workshop (STU) & barn (STU). The SHF's are attached to the barn.		
St Ind	DENNIS-PAINES C				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,700	237,200
BUILDING	323,900	305,800
DETACHED	38,100	37,800
OTHER	0	0
TOTAL	**608,700**	**580,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	V	1.50	10	0.90	2X3	2011	6	60.90	300
STU	A	1.00	25	0.75	20X15 + 10X1		400	50.00	15,000
DDK	A	1.00	25	0.75	24X10 + 14X6		324	12.50	3,000
STU	A	1.00	25	0.75	23X18		414	50.00	15,500
SHF	M	0.70	60	0.40	39X7+9X25+23		659	11.28	3,000
SHF	A	1.00	25	0.75	8X10		80	22.01	1,300

PHOTO 02/23/2021



BLDG COMMENTS
TANUKI

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/1/2020	JMG
LIST	6/1/2020	JMG
REVIEW	6/1/2020	JMG

YEAR BLT	1764	SIZE ADJ	0.980
NET AREA	3,363	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,024
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	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,371	1764	230.46	546,415
+	USF	L	UPPER STORY FIN	992	1764	189.03	187,520
B	PTA	N	PATIO	890		12.39	11,025
C	OZA	N	OPEN BREEZEWAY	150		48.41	7,261
D	PTA	N	PATIO	380		14.04	5,335
+	WDK	N	WOOD DECK	289		40.72	11,769
	CPC	O	CAPE CELLAR	1		6,025.00	6,025
	F21	O	FPL 2S 1OP	1		10,544.90	10,545
	F22	O	FPL 2S 2OP	1		12,955.90	12,956

TOTAL RCN	809,875

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

EFF.YR/AGE	1933 / 90		
COND	40	40 %	
FUNC	20	Layout	
ECON	0		
DEPR	60	% GD	40
RCNLD		$323,900	