

Key: 2541

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.704

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
EGAN PALMER B & RACHEL D 426 MAIN STREET BREWSTER, MA 02631		16-30-0		424-426 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EGAN PALMER B & RACHEL D		04/30/2020	O	542,000	32868-104
BUCAR JAMES F & ANGELA M		06/08/2009	A	100	23780-204
BUCAR JAMES F		04/03/2002	A	1	15013-157

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES		426	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
208	03/05/2021	7	ALTERATIONS	8,000	05/09/2022	TCK	100 100
119	11/09/2018	30	ABATEMENT RE		11/09/2018	JMG	100 100
786	02/20/2014	7	ALTERATIONS	2,185	07/07/2015	RJM	100 100
725	11/29/2007	2	ADD		01/06/2011	MR	100 100
	10/31/2007	2	ADD	150,000	07/17/2024	TCK	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	36	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.027	10	1.00	36	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		320

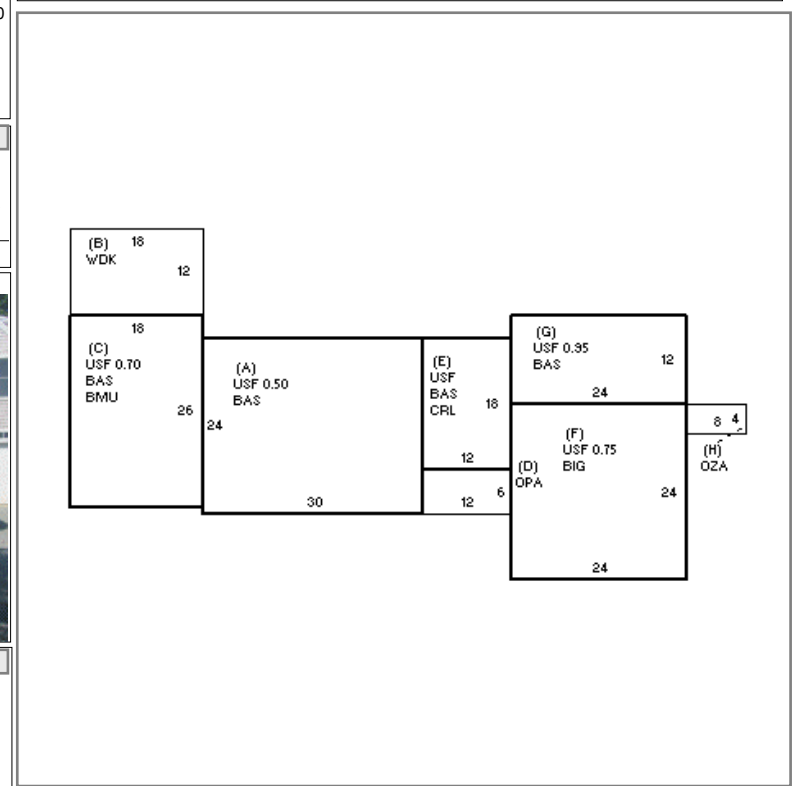
TOTAL	1.404 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10		NOTE	LAND			303,700	286,500	
St Ind	DENNIS-PAINES C			BUILDING			614,800	516,900	
Infl	AVERAGE			DETACHED			1,500	1,500	
				OTHER			109,000	102,900	
				TOTAL			1,029,000	907,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	10 X 12	120	21.39	1,500



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2018	JMG
MODEL	1		RESIDENTIAL	LIST	11/9/2018	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		
Main House = #426		



YEAR BLT	1987	SIZE ADJ	0.980
NET AREA	3,301	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,188	1987	236.55	281,016
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,609	1987	153.77	247,417
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	216		39.18	8,464
ROOF COVER	1	ASPH/CMP SH	1.00	C	BMU	N	BSMT UNFINISHED	468		66.82	31,272
FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	72		49.98	3,599
INT FINISH	2	DRYWALL	1.00	E	CRL	N	BSMT CRAWL	216		30.35	6,556
HEATING/COOL	2	HOT WATER	1.00	F	BIG	N	BUILT-IN GARAGE	576		48.64	28,019
FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	504	2008	236.55	119,219
				H	OZA	N	OPEN BREEZEWAY	32		67.53	2,161
				F21	O		FPL 2S 1OP	1		10,146.90	10,147

TOTAL RCN	749.803	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1997 / 26	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$614,800	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			424	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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	109,000	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2018	JMG
MODEL	1		RESIDENTIAL	LIST	11/9/2018	JMG
STYLE	13	1.00	CONVERSION [100%]	REVIEW	7/29/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

**BLDG COMMENTS**  
#424; Former Antique Shop  
Gas Fireplace is only heat source  
INFO @ DOOR 5/9/2022

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YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,765
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	672	1945	176.00	118,273	CONDITION ELEM CD	
\$NLA(RCN)	\$203	OVERALL	0.850	EXT COVER	1	WD SHINGLE	1.00	A	ATF	N	ATTIC FINISH	304		49.09	14,923	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	192	1945	176.00	33,792	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BMU	N	BSMT UNFINISHED	64		42.61	2,727	KITCHEN	G
				FLOOR COVER	6	OTHER	1.00	C	ATF	N	ATTIC FINISH	32		49.09	1,571	BATHS	A
				INT FINISH	2	DRYWALL	1.00	GFP	O	O	GAS FIREPLACE	1		1,992.80	1,993	HEAT/ELEC	
				HEATING/COOL	13	NONE	0.90										
				FUEL SOURCE	8	NONE	0.95										
CAPACITY		UNITS	ADJ														
STORIES	1	1.00															
ROOMS	3	1.00															
BEDROOMS	0	1.00															
BATHROOMS	1	1.00															
FIXTURES	3	\$2,486															
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	0	1.00															
																EFF.YR/AGE	1957 / 66
																COND	38 38 %
																FUNC	0
																ECON	0
																DEPR	38 % GD 62
																RCNLD	\$109,000