

Key: 2542

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.706


LEGAL

CURRENT OWNER		PARCEL ID		LOCATION										
OLIVOLA KENNETH J & NEILL MARYANNE 428 MAIN STREET BREWSTER, MA 02631		16-29-0		428 MAIN STREET										
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)									
OLIVOLA KENNETH J & OLIVOLA KENNETH J & OLIVOLA KENNETH J		02/07/2011 04/21/2009 06/16/2008	F A H	1 1 1	25242-56 23629-34 22981-31									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100 300	S A	60,000 0.743	12 12	1.00 1.00	A A	1.00 1.00	1.00 1.00	219,200 12,000	1.00 1.00	A A	1.00 1.00	RM3 RM3	1.00 1.00	303,350 8,920

LAND

TOTAL	2.120 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	312,300	294,600
St Ind	AVERAGE					BUILDING	899,800	849,600
Infl	AVERAGE					DETACHED	0	0
						OTHER	229,600	219,600
						TOTAL	1,441,700	1,363,800

DETACHED

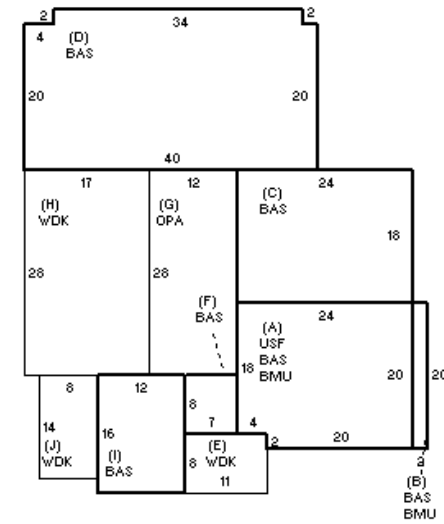
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/11/2018
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2018	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	11/7/2018	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	988,746
NET AREA	2,532	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	512		103.74	53,113		
\$NLA(RCN)	\$391	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	472	2013	288.21	136,036		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	432	2013	344.27	148,725		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,628	2013	344.27	560,476		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	676		60.83	41,122		
				INT FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	336		77.59	26,071		
				HEATING/COOL	3	RADIANT	1.00		BMG	O	BSMT GARAGE	1		6,901.00	6,901		
				FUEL SOURCE	6	SOLAR	1.00										

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
974	11/14/2013	11	CHANGE OF US		08/12/2014	RJM	100 100
709	08/29/2013	7	ALTERATIONS	20,000	08/12/2014	RJM	100 100
682	08/20/2013	2	ADD	20,000	08/12/2014	RJM	100 100
640	07/26/2013	5	OTHER	10,000	08/12/2014	RJM	100 100
278	04/02/2013	1	NEW CONSTRUC		08/12/2014	RJM	100 100



BLDG COMMENTS
28 SOLAR PANELS GENERATOR

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

EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$899,800
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9/17/2024 2:15 pm SEQ #: 2.707

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
OLIVOLA KENNETH J & NEILL MARYANNE 428 MAIN STREET BREWSTER, MA 02631		16-29-0	428 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				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	229,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

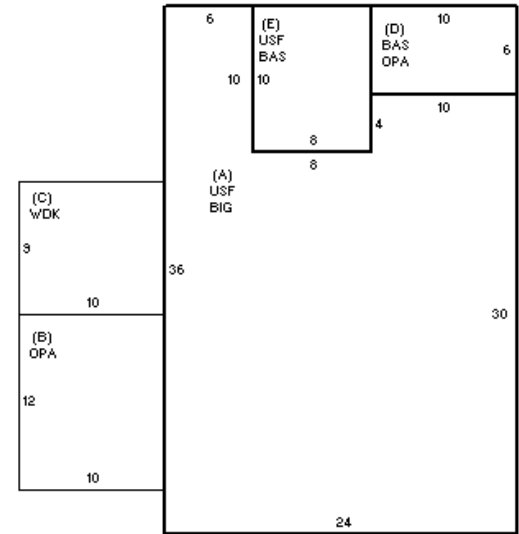


BLDG COMMENTS

OUTDOOR SHOWER

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/7/2018	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	944	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	4	\$6,053	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	724		55.36	40,079
+	USF	L	UPPER STORY FIN	804	1998	211.81	170,299
+	OPA	N	OPEN PORCH	180		58.20	10,476
C	WDK	N	WOOD DECK	90		45.63	4,107
+	BAS	L	BASE AREA	140	1998	350.05	49,007

TOTAL RCN	280,020
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$229,600