

Key: 2550

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.712

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CURRENT OWNER				PARCEL ID				LOCATION					
OOR HAME LLC 716 MAIN STREET BREWSTER, MA 02631				26-59-0				716-720 MAIN STREET					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
OOR HAME LLC				11/09/2016	U	945,000	30075-312						
WIND REEF INC				09/10/2003	QS	1,100,000	17617-269						
CONCORS GARY J & CAROL A				06/24/1996	QS	450,000	10268-184						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	40,000	CIM	1.00	36	1.00	A	1.00	274,040	1.00	A	1.00	251,640
303	A	0.082	CIM	1.00	36	1.00	A	1.00	12,070	1.00	A	1.00	990

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM			716	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
667	08/30/2022	7	ALTERATIONS	30,000	05/20/2024	PJK	100	100
1024	12/03/2018	7	ALTERATIONS	1,500	06/24/2019	TCK	100	100
308	04/21/2017	7	ALTERATIONS	8,500	07/02/2018	PJK	100	100
855	09/21/2016	7	ALTERATIONS	7,500	05/17/2017	RJM	100	100
190	03/14/2016	7	ALTERATIONS	45,000	05/17/2017	RJM	100	100

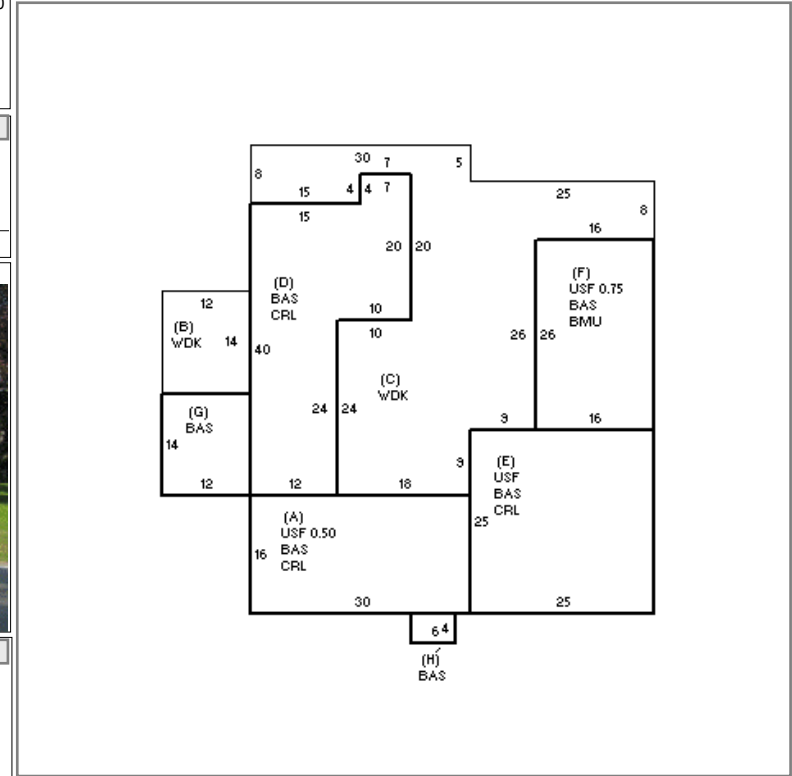
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TOTAL	43,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E				LAND	252,600	242,900
St Ind	DENNIS-PAINES C					BUILDING	569,400	542,200
Infl	AVERAGE					DETACHED	39,900	39,600
						OTHER	885,100	836,800
						TOTAL	1,747,000	1,661,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	40 0.60		768	45.42	20,900
SHF	A	1.00	40 0.60		256	19.84	3,000
DGF	A	1.00	40 0.60	24 X 24	576	28.49	9,800
PTD	A	1.00	40 0.60		928	6.75	3,800
HTB	A	1.00	40 0.60		1	4,058.10	2,400



BLDG COMMENTS
#716 BREWSTER BY THE SEA- B&B- 4 UNITS/
"CAPTAIN NATHAN FOSTER HOUSE"



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BUILDING	CD	ADJ	DESC	MEASURE	4/11/2008	JH
MODEL	5		CIM	LIST	4/11/2008	JH
STYLE	16	1.50	B&B [100%]	REVIEW	8/7/2019	EMZ
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1846	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	769,510						
NET AREA	3,558	DETAIL ADJ	1.439	FOUNDATION	3	FOUND. WALL	1.00	A	CRL	N	CRAWL	480		9.90	4,752	CONDITION ELEM	CD						
\$NLA(RCN)	\$216	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	480	1846	184.54	88,580	EXTERIOR	G						
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	240	1846	184.54	44,290	INTERIOR	V						
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	WDK	N	WOOD DECK	168		35.67	5,993								
				FLOOR COVER	2	SOFTWOOD	0.95	C	WDK	N	WOOD DECK	1,206		35.67	43,024								
				INT. FINISH	1	PLASTER	1.04	D	CRL	N	CRAWL	668		9.90	6,613								
				HEATING/COOL	2	HOT WATER	1.02	D	BAS	L	BASE AREA	668	1846	184.54	123,275								
				FUEL SOURCE	1	OIL	1.00	E	CRL	N	CRAWL	625		9.90	6,188								
													F	BAS	L	BASE AREA	625	1846	184.54	115,339			
													F	USF	L	UP-STRY FIN	625	1950	184.54	115,339			
													F	BMU	N	BSMT UNF	416		64.30	26,750			
													F	BAS	L	BASE AREA	416	1846	184.54	76,770			
													F	USF	L	UP-STRY FIN	312	1950	184.54	57,577			
													G	BAS	L	BASE AREA	168	1846	184.54	31,003			
													H	BAS	L	BASE AREA	24	1846	184.54	4,429			
													F22	O	FPL 2S 2OP	1		19,588.00	19,588				
													CAPACITY		UNITS	ADJ							
													STORIES		2	1.00							
													% HEATED		100	1.00							
													% AIR COND		0	1.00							
													% SPRINKLERS		0	1.00							
													EFF.YR/AGE		1992 / 31								
													COND		26 26 %								
													FUNC		0								
													ECON		0								
													DEPR		26 % GD		74						
													RCNLD				\$569,400						

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.713

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OOR HAME LLC 716 MAIN STREET BREWSTER, MA 02631				26-59-0				716-720 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	70	MULTI-USE COM			720	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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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	885,100	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

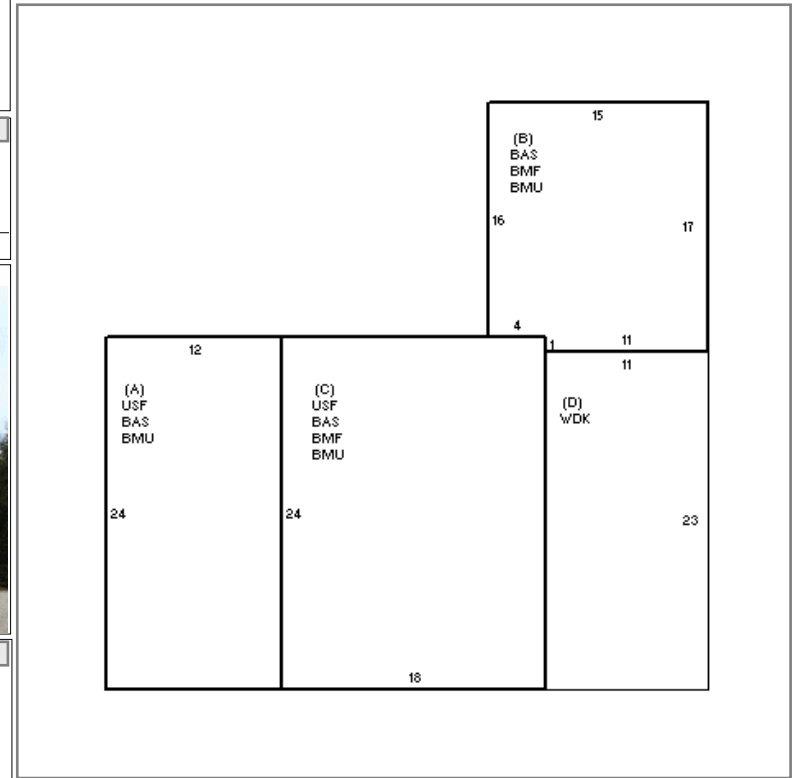
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
#720 B&B- 4 UNITS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/11/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	1,691	DETAIL ADJ	1.000
\$NLA(RCN)	\$575	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		5	1.00
FIXTURES		15	\$35,393
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & 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	10	HOT/CL WATR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	971		107.08	103,980
+	BAS	L	BASE AREA	971	1999	483.19	469,178
+	USF	L	UPPER STORY FIN	720	1999	333.69	240,253
+	BMF	N	BSMT FINISH	683		68.23	46,602
D	WDK	N	WOOD DECK	253		71.15	18,001
	GFP	O	GAS FIREPLACE	4		5,673.23	22,693
	MST	O	MAS/METAL STACK	4		9,123.10	36,492

TOTAL RCN	972,591
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$885,100