

Key: 2601

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.766

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROMAN CATHOLIC BISHOP OUR LADY OF THE CAPE P O BOX 1799 BREWSTER, MA 02631				25-3-0				468 STONY BROOK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROMAN CATHOLIC BISHOP				11/13/1961	XX			1049-053			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9600	100	CHUR.MOSQ.SYNA.TEMP				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1176	02/05/2024	20	3ABC					0 0
	11/29/2023	7	ALTERATIONS	15,000	05/24/2024	PJK		0 100
	02/27/2023	20	3ABC					0 0
	02/25/2022	20	3ABC					0 0
182	03/01/2021	7	ALTERATIONS	65,000	05/24/2024	PJK	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	12	1.00	12M	1.00	A	1.00	219,200	1.00	A	1.00	303,350
200	A	2,754	12	1.00	12M	1.00	A	1.00	120,500	1.00	A	1.00	331,860
300	A	24,469	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	293,630

TOTAL	28.600 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12				N O T E				LAND	928,800	875,800
St Ind	STONYBROOK					BUILDING	649,000	613,300			
Infl	AVERAGE					DETACHED	295,700	293,700			
						OTHER	1,860,000	1,771,200			
TOTAL									3,733,500	3,554,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 CHURCH		21,600	2.20	23,800
PAV	A	1.00	50 0.50 PARISH		60,000	2.20	66,000
SHF	A	1.00	50 0.50 10 X 12		120	21.39	1,300
UTB	A	1.00	50 0.50 30 X 34		1,020	27.90	14,200
LH1	A	1.00	10 0.90		68	3,111.20	190,400



BUILDING	CD	ADJ	DESC	MEASURE	10/13/1989	RD
MODEL	1		RESIDENTIAL	LIST	10/13/1989	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	0.970
NET AREA	4,428	DETAIL ADJ	1.000
\$NLA(RCN)	\$225	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	BAS	L	BASE AREA	2,214	1963	236.71	524,085	
EXT COVER	2	CLAPBOARD	1.00	USF	L	UPPER STORY FIN	2,214	1963	148.13	327,949	
ROOF SHAPE	1	GABLE	1.00	BMU	N	BSMT UNFINISHED	2,214		48.98	108,436	
ROOF COVER	1	ASPH/CMP SH	1.00	F21	O	FPL 2S 1OP	1		10,831.10	10,831	
FLOOR COVER	3	W/W CARPET	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	998,471	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1963 / 60	
COND	35 35 %	
FUNC	0	
ECON	0	
DEPR	35 % GD	65
RCNLD	\$649,000	

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CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9600	100	CHUR.MOSQ.SYNA.TEMP				2	2 of 3	
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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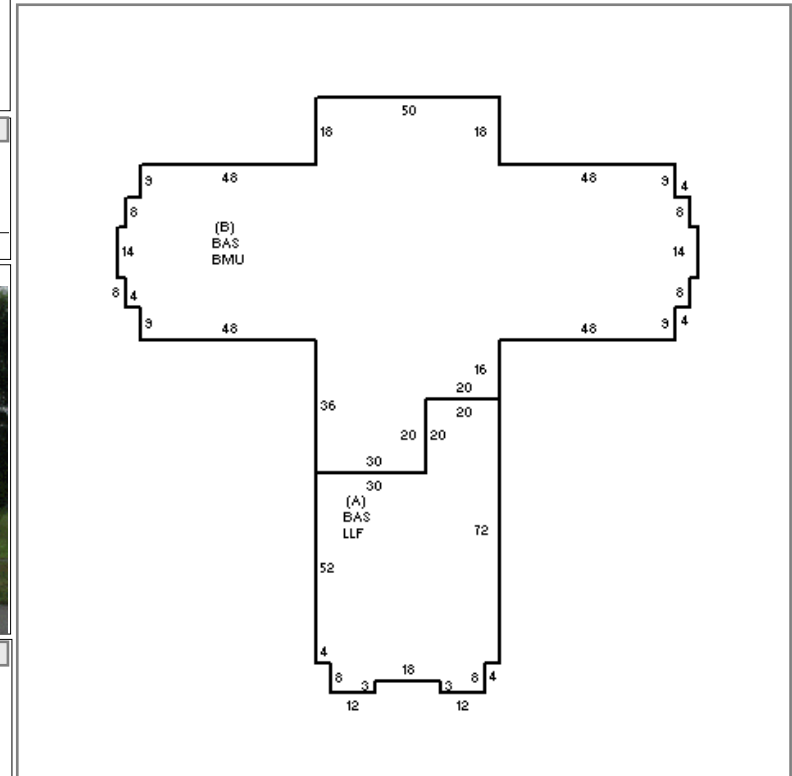
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,105,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
OUR LADY OF THE CAPE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2004	WH
MODEL	5		CIM	LIST	8/26/2004	EST
STYLE	99	1.09	CHURCHES [100%]	REVIEW	8/7/2019	EMZ
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	0.840
NET AREA	16,168	DETAIL ADJ	1.120
\$NLA(RCN)	\$107	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		70	1.02
% SPRINKLERS		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	LLF	L	LOW-LEV FIN	3,282	1963	74.79	245,456
EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	3,282	1963	88.02	288,894
ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	9,604		30.67	294,571
ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	BAS	L	BASE AREA	9,604	1963	88.02	845,380
FLOOR COVER	5	VINYL	1.00		OPA	N	OPEN PORCH	324		22.16	7,181
INT. FINISH	2	DRYWALL	1.00		ELP	O	PASSGR. ELEV.	1		46,044.50	46,045
HEATING/COOL	8	HEAT PUMP	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,727,528
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$1,105,600

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LAND

DETACHED

BUILDING

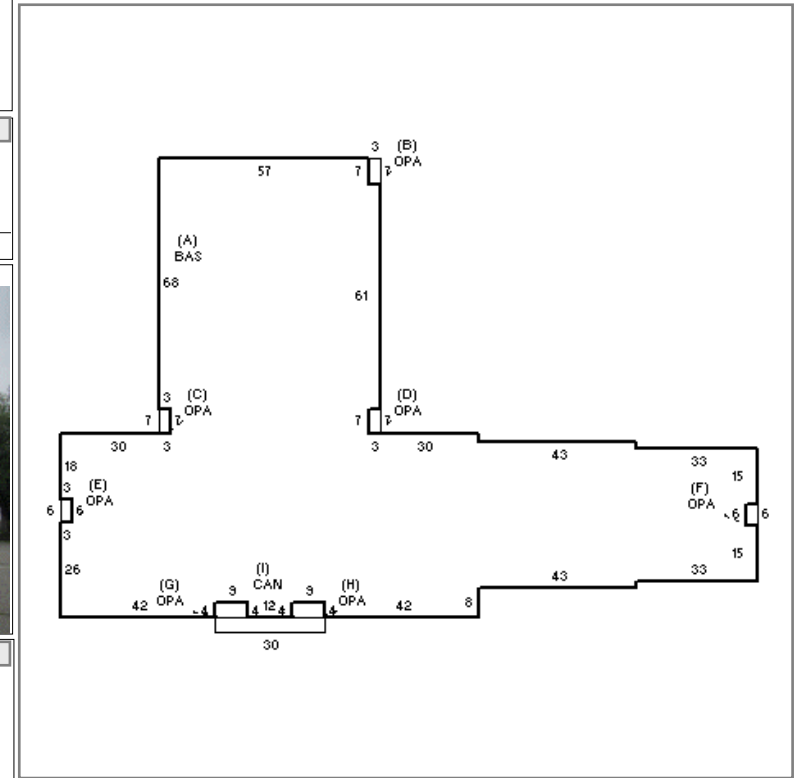
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					TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9600	100	CHUR.MOSQ.SYNA.TEMP				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

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	754,400	
St Ind					
Infl					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PARISH CENTER/FUNCTION HALL/10 CLASSRMS

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2009	JH
MODEL	5		CIM	LIST	4/6/2009	JH
STYLE	71	1.01	CLUB/LODGE/HALL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	0.855	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	12,937	DETAIL ADJ	0.987	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	12,937	1989	75.34	974,696	
\$NLA(RCN)	\$76	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	+	OPA	N	OPEN PORCH	171		18.97	3,244	
				ROOF SHAPE	1	GABLE	1.00	i	CAN	N	CANOPY	120		15.19	1,823	
				ROOF COVER	1	ASPH/CMP SHNGL	1.00									
				FLOOR COVER	3	W/W CARPET	1.00									
				INT. FINISH	2	DRYWALL	1.00									
				HEATING/COOL	9	WARM/COOL AIR	1.00									
				FUEL SOURCE	2	GAS	1.00									
CAPACITY		UNITS	ADJ													
STORIES		1	1.00													
% HEATED		100	1.00													
% AIR COND		100	1.03													
% SPRINKLERS		100	1.02													

TOTAL RCN	979,763
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
EFF.YR/AGE	1998 / 25
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$754,400