Key: 2692

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,859

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LARGEY ERNEST J JR 1170 MAIN STREET BREWSTER, MA 02631	36-42-0	1170 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LARGEY ERNEST J JR	09/08/2023	QS	450,000	35977-233
MACORT JOHN G JR TRUSTEE	01/30/1997	F	100	10591-039
JOHN G MACORT JR	08/28/1992	QS	68,700	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

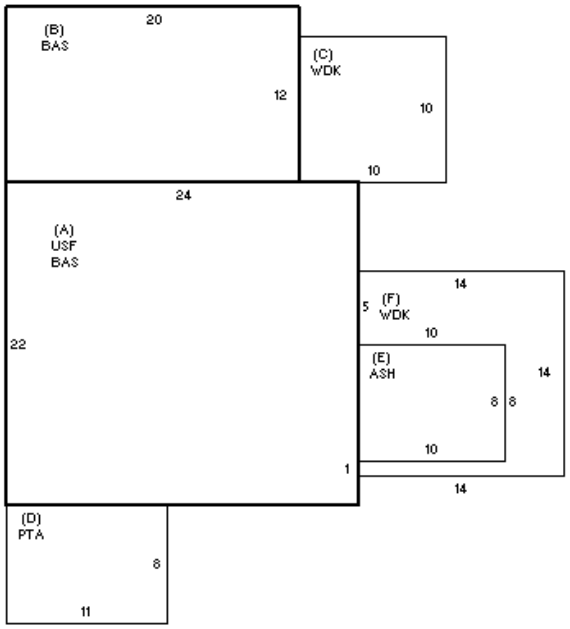
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/08/2023	16	MLS REVIEW	450,000	06/05/2024	JMG	100	100
610	07/19/2018	7	ALTERATIONS	1,400	07/25/2019	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,153	10 1.00	A 1.00	A 1.00	219,200	2.96	A 1.00	R03 1.00			210,780

TOTAL	14,153 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	210,800	198,900
BUILDING	202,500	183,900
DETACHED	0	0
OTHER	0	0
TOTAL	**413,300**	**382,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/16/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/20/2007	JH
LIST	1/4/2008	JH
REVIEW	6/5/2024	JMG

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	0.950
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	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
+	BAS	L	BASE AREA	768	1940	276.33	212,219
A	USF	L	UPPER STORY FIN	528	1940	176.44	93,159
+	WDK	N	WOOD DECK	216		37.24	8,044
D	PTA	N	PATIO	88		17.38	1,529
E	ASH	N	ATT SHED	80		26.58	2,126
	KIT	O	XTRA KITCHEN	1		2,170.00	2,170

TOTAL RCN	326,657

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

EFF.YR/AGE	1957 / 66		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD	$202,500		