

Key: 2709

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.880

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MASHRICK JOSEPH M 1425 MAIN STREET BREWSTER, MA 02631				48-60-0				1425 MAIN STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MASHRICK JOSEPH M				08/30/2017	H	1	30734-275	
MASHRICK JOSEPH M &				10/02/2014	F	1	28422-296					
MASHRICK JOSEPH M				08/15/2008	QS	470,000	23105-81					

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	%
24-681	08/07/2024	7	ALTERATIONS	4,000				0
562	08/31/2007	7	ALTERATIONS		09/07/2007	JH	100	100
771	12/29/2005	1	NEW CONSTRUC	300,000	09/07/2007	JH	100	100

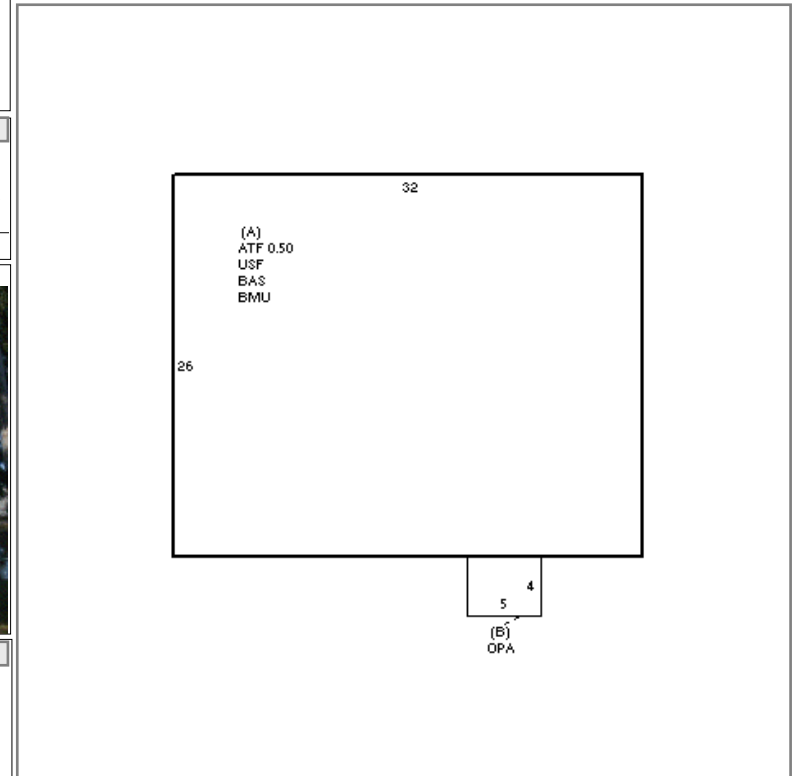
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	32,436	10	1.00	A	1.00	A	1.00	219,200	1.53	A	1.00	R03	1.00								248,930

TOTAL	32,436 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	248,900	234,900
St Ind	AVERAGE		BUILDING	521,400	498,100			
Infl	AVERAGE		DETACHED	2,900	2,800			
			OTHER	119,000	112,300			
						TOTAL	892,200	848,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	12 X 20	240	19.84	2,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	9/7/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/27/2007	ER
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
EXTRA FIXTURE

G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	606,276		
NET AREA	1,664	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		74.34	61,851				
\$NLA(RCN)	\$364	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	2006	347.86	289,421				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	832	2006	229.29	190,765				
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATF	N	ATTIC FINISH	416		97.02	40,360				
				FLOOR COVER	2	SOFTWOOD	1.00	B	OPA	N	OPEN PORCH	20		63.00	1,260				
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,790.30	12,790				
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		TOTAL RCN	606,276
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	2006 / 17
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$521,400

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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	%

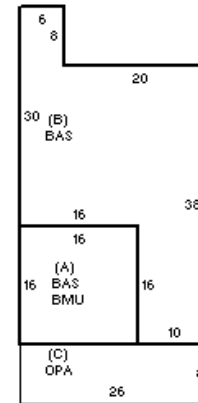
LAND

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 BUILDING DETACHED OTHER TOTAL	119,000	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	9/7/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	11/27/2007	ER
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,036	DETAIL ADJ	1.000
\$NLA(RCN)	\$230	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,071	
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	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	256		52.64	13,477
+	BAS	L	BASE AREA	1,036	1920	205.77	213,173
C	OPA	N	OPEN PORCH	208		39.38	8,190

TOTAL RCN	237,911
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	10 NO KITCHEN
ECON	0
DEPR	50 % GD 50
RCNLD	\$119,000