

Key: 2710

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.882

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORSON MAURA T 1407 MAIN STREET BREWSTER, MA 02631				48-59-0				1407 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORSON MAURA T				10/26/2022	J	115,000	35445-160				
CORSON MAURA T & MCMILLAN				12/06/2006	QS	277,000	21584-235				
SMITH RUTH D				05/04/2001	Q	160,000	13799-001				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
26		18	OWNER REQUES		12/22/2023	JMG	100	100
822	02/02/2010	7	ALTERATIONS	20,000	12/30/2010	JH	100	100
	12/12/2007	7	ALTERATIONS	5,825	07/22/2008	DHT	100	100

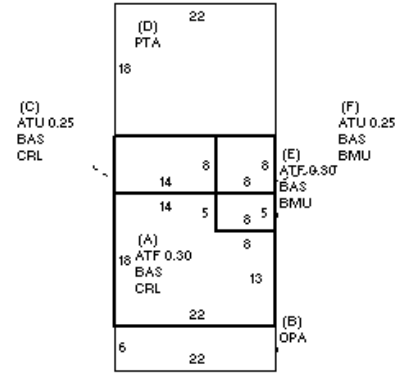
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	5,000	10	1.00	A	1.00	A	1.00			219,200	7.63	A	1.00	R03	1.00							191,900

DETACHED

TOTAL					ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
	5,000 SF								LAND	191,900	181,000
	NBHD 10				NOTE				BUILDING	140,500	143,900
	AVERAGE								DETACHED	12,700	0
	AVERAGE								OTHER	0	95,800
									TOTAL	345,100	420,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/30/2010
STU	A	1.00	35 0.65 14X28	2010	392	50.00	12,700		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/22/2023	JMG
MODEL	1		RESIDENTIAL	LIST	12/22/2023	JMG
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/22/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	234,108
NET AREA	572	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	356		31.88	11,351		
\$NLA(RCN)	\$409	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	572	1920	315.77	180,619		
CAPACITY				ROOF SHAPE	2	HIP	1.00	A	ATF	N	ATTIC FINISH	107		80.85	8,651		
STORIES	1.3		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	132		52.50	6,930		
ROOMS	4		1.00	FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	112		31.88	3,571		
BEDROOMS	1		1.00	INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	28		56.06	1,570		
BATHROOMS	1		1.00	HEATING/COOL	1	FORCED AIR	1.00	D	PTA	N	PATIO	396		14.19	5,620		
FIXTURES	3	\$4,095		FUEL SOURCE	1	OIL	1.00	+	BMU	N	BSMT UNFINISHED	104		70.19	7,300		
GARAGE SPACES	0		1.00					E	ATF	N	ATTIC FINISH	12		80.85	970		
% BSMT FIN	0		1.00					F	ATU	N	ATTIC UNF	16		56.04	897		
# 1/2 BATHS	0		1.00						ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
# OF UNITS	1		1.00														

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

EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$140,500