

Key: 2738

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.907

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
WILSON CYNTHIA 1284 MAIN STREET BREWSTER, MA 02631				47-6-0				1284 MAIN STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WILSON CYNTHIA				07/24/2015	U	605,000	29033-313	
HOGAN TIMOTHY M & JOAN M				02/21/2012	S	222,000	26094-332					
FEDERAL HOME LOAN MTG COR				08/26/2011	L	275,000	25643-100					

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	%
946	12/12/2012	2	ADD	100,000	08/09/2014	RJM	100	100
593	08/16/2012	7	ALTERATIONS	100,000	08/09/2014	RJM	100	100
535	09/10/2003	7	ALTERATIONS	1,000			100	100
210	05/08/1995	2	ADD	300			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,201	10	1.00	A	1.00	A	1.00	219,200	2.04	A	1.00	R03	1.00		227,350

DETACHED

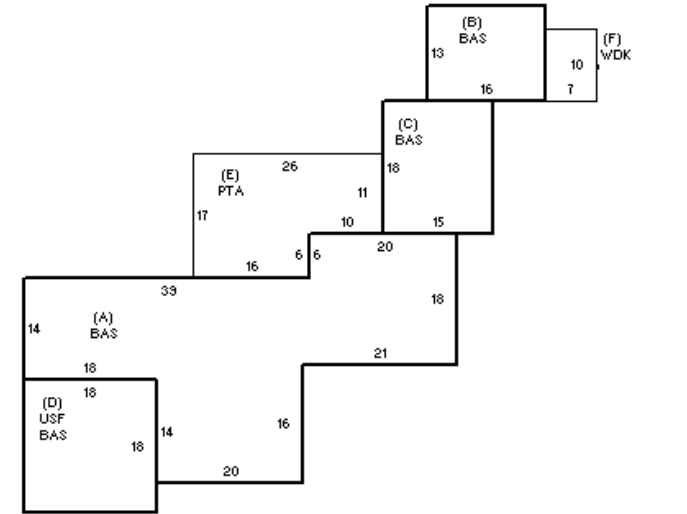
TOTAL	22,201 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	227,400	214,500
St Ind	AVERAGE		BUILDING	563,300	532,000			
Infl	AVERAGE		DETACHED	6,500	6,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>797,200</b>	<b>752,900</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	30 0.70	15X17	255	18.30	3,300
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/27/2017	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/23/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	625,916		
NET AREA	2,310	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,986	1850	261.93	520,195	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	D	USF	L	UPPER STORY FIN	324	1850	214.51	69,502	EXTERIOR	E		
				ROOF SHAPE	1	GABLE	1.00	E	PTA	N	PATIO	382		15.61	5,963	INTERIOR	E		
				ROOF COVER	1	ASPH/CMP SH	1.00	F	WDK	N	WOOD DECK	70		45.28	3,169	KITCHEN	E		
				FLOOR COVER	2	SOFTWOOD	1.00		BMU	N	BSMT UNFINISHED	81		77.21	6,254	BATHS	E		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,820.70	8,821	HEAT/ELEC	E		
				HEATING/COOL	4	STEAM	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2012 / 11
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$563,300