

Key: 2743

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.913

LEGAL

LAND

DETAILED

BUILDING

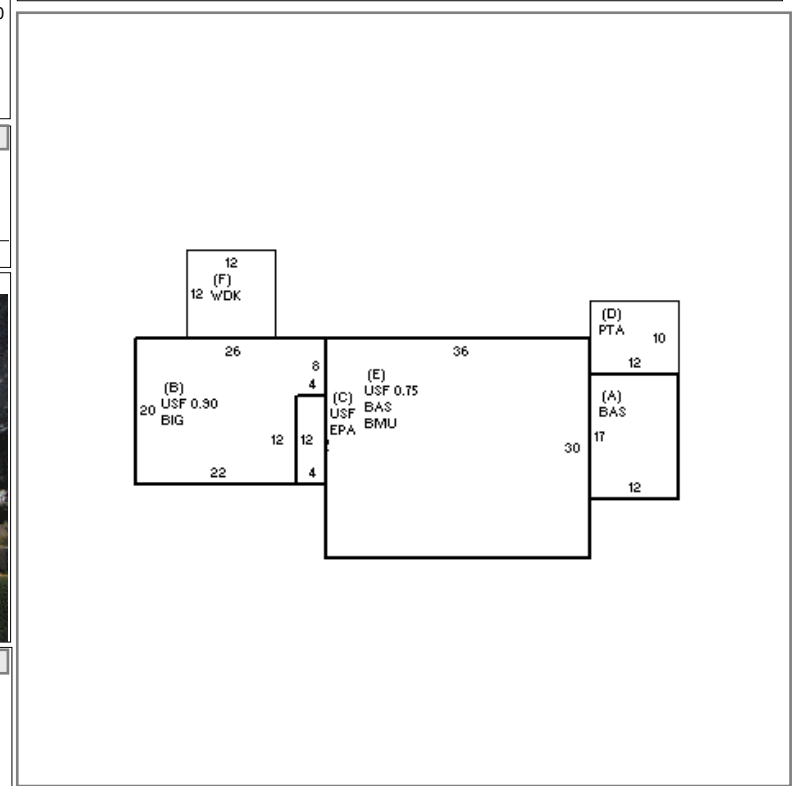
CURRENT OWNER				PARCEL ID				LOCATION			
JOSLIN THOMAS TRUSTEE KELLEY IRREVOCABLE TRUST 1334 MAIN STREET BREWSTER, MA 02631				47-61-0				1334 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOSLIN THOMAS TRUSTEE				12/19/2022	F	1	35549-151				
KELLEY LESLIE A				01/23/2003	F	1	16280-206				
JOSLIN LESLIE				08/29/1997	QS	269,900	10927-006				

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	%
670	10/06/2020	7	ALTERATIONS	5,000	01/13/2021	NF	100	100
NP		12	CYCLICAL NON		12/20/2007	JH	100	100
257	05/17/2001	1	NEW CONSTRUC	60,000	04/03/2003	TN	100	100
660	11/03/1999	3	OUT BUILDING	3,000			100	100
616	11/03/1997	2	ADD	47,000	06/17/1998	BC	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	10	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.943	10	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		11,320

TOTAL	2.320 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10		NOTE				LAND	314,700	296,900
St Ind	AVERAGE						BUILDING	450,000	425,100
Infl	AVERAGE						DETACHED	26,800	26,600
							OTHER	0	0
							TOTAL	791,500	748,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X16		192	20.77	2,000
DGF	A	1.00	50 0.50 12X58	2001	696	27.67	9,600
LBN	A	1.00	50 0.50 24X58		1,392	18.30	12,700
SHF	A	1.00	50 0.50 14X18		252	19.84	2,500



BUILDING	CD	ADJ	DESC	MEASURE	1/2/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/2/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/28/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	0.990
NET AREA	2,567	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.050

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	1,284	1940	281.86	361,909
EXT COVER	1	WD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	472		58.17	27,458
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	473	1998	193.06	91,317
ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	48		133.48	6,407
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	120		18.18	2,182
INT FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNFINISHED	1,080		64.56	69,728
HEATING/COOL	9	WARM/CL AIR	1.03	E	USF	L	UPPER STORY FIN	810	1940	193.06	156,378
FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	144		44.83	6,455
					F21	O	FPL 2S 10P	1		11,607.20	11,607

TOTAL RCN	749,956	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1951 / 72	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD	\$450,000	