

Key: 2785

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.951

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRABULSIE JAMES F & CORINNE M LIFE ESTATE 1531 MAIN STREET BREWSTER, MA 02631				48-67-0				1531 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRABULSIE JAMES F & CORIN				10/11/2019	F	10	32373-117				
TRABULSIE JAMES F & CORIN				08/22/2011	QS	612,500	25635-161				
WARBURTON BRIAN E				09/11/2006	A	100	21336-34				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	70	MULTI-USE RES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-906	03/05/2024	22	I & E				0 0
	08/17/2023	7	ALTERATIONS	400	05/21/2024	PJK	0 100
	02/17/2022	22	I & E				0 0
173	02/26/2021	7	ALTERATIONS	110,000	05/21/2024	PJK	0 100
	01/15/2021	22	I & E				0 0

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	CIM	1.00	37	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00		296,050
303	A	1,032	CIM	1.00	37	1.00	A	1.00	14,200	1.00	A	1.00	C02	1.00		14,650

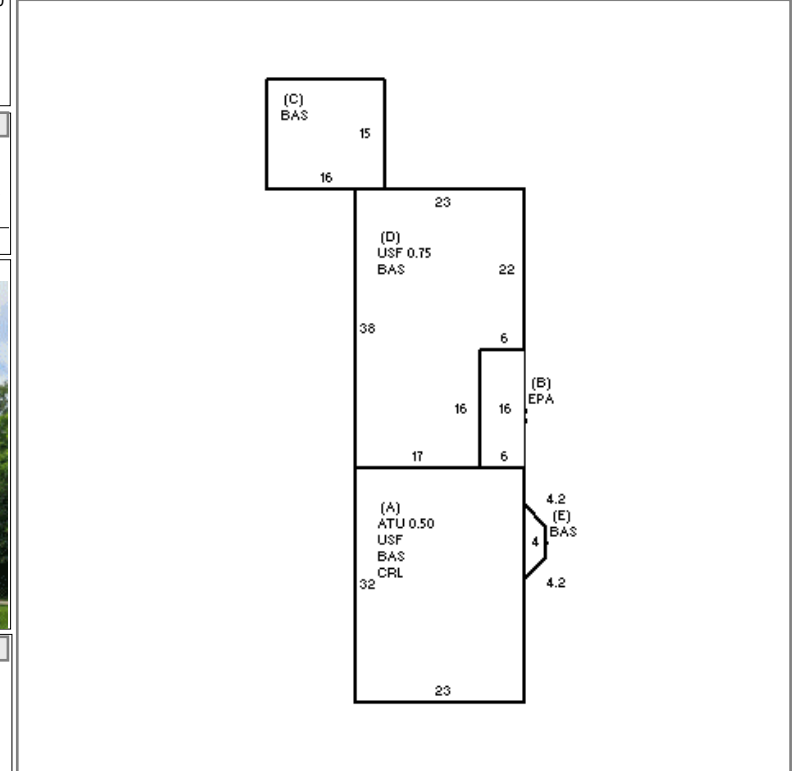
TOTAL	1.950 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	310,700	298,800
St Ind	PAINES-SACHEM		LAND	669,800	632,800			
Infl	AVERAGE		DETACHED	2,000	1,900			
			OTHER	85,900	81,800			
						TOTAL	1,068,400	1,015,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 18		180	20.77	1,900
SW2	A	1.00	65 0.35 2 X 4		8	40.60	100



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2006	RJM
MODEL	1		RESIDENTIAL	LIST	7/26/2006	RJM
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	6/20/2017	ER
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
Captain Freeman Perry House Antiques



YEAR BLT	1840	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,095	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$309	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	6	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	14	\$24,370		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	956,802
A	CRL	N	BSMT CRAWL	736		37.14	27,332	CONDITION ELEM	CD
+	USF	L	UPPER STORY FIN	1,320	1840	221.56	292,453	EXTERIOR	G
A	ATU	N	ATTIC UNF	368		70.07	25,786	INTERIOR	G
B	EPA	N	ENCLOSED PORCH	96		121.48	11,662	KITCHEN	G
C	BAS	L	BASE AREA	240	2004	310.53	74,526	BATHS	G
+	BAS	L	BASE AREA	1,535	1840	310.52	476,653	HEAT/ELEC	G
F21	O		FPL 2S 1OP	1		13,320.30	13,320		
GFP	O		GAS FIREPLACE	1		4,102.00	4,102		
MST	O		MAS/METAL STACK	1		6,596.50	6,597		

EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$669,800

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	70	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

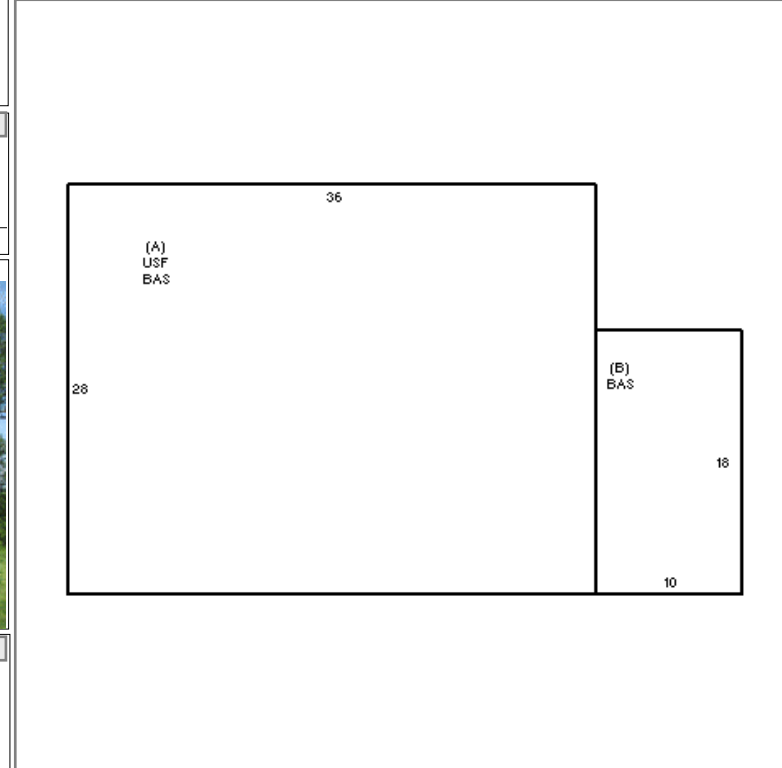
LAND

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	85,900	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	LIST REVIEW
STYLE	56	0.99	WAREHOUSE [100%]	
QUALITY	L	0.80	LOW COST [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	

BLDG COMMENTS

LOADING

YEAR BLT	1920	SIZE ADJ	1.160	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	134,272
NET AREA	2,196	DETAIL ADJ	0.786	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	1,008	1920	61.14	61,633	CONDITION ELEM	CD
\$NLA(RCN)	\$61	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,008	1920	61.14	61,633		
				ROOF SHAPE	5	MANSARD	1.01	B	BAS	L	BASE AREA	180	1920	61.14	11,006	INTERIOR	A
CAPACITY		UNITS	ADJ	ROOF COVER	1	ASPH/CMP SHNGL	1.00										
STORIES		2	1.00	FLOOR COVER	2	SOFTWOOD	0.95										
% HEATED		0	.92	INT. FINISH	6	MINIMUM	0.95										
% AIR COND		0	1.00	HEATING/COOL	13	NONE	1.00										
% SPRINKLERS		0	1.00	FUEL SOURCE	8	NONE	1.00										
																EFF.YR/AGE	1978 / 45
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$85,900