Key: 2795

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,963

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROBERTS WAYNE M TRUSTEE 1589 MAIN STREET REALTY TRUST 1589 MAIN STREET BREWSTER, MA 02631	56-2-0	1589 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROBERTS WAYNE M TRUSTEE	08/05/1998	QS	153,500	11617-218
HAMILTON JOHN M & LYNNE M	08/05/1998	F	100	11617-215
HAMILTON JOHN M &	08/13/1993	A	100	8728-195

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

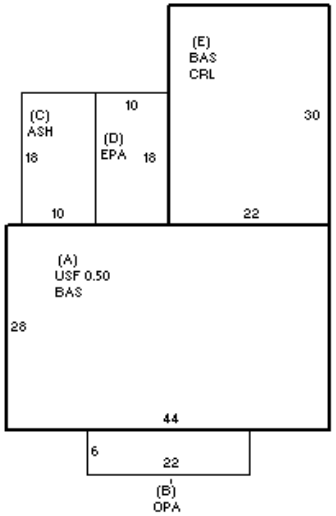
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
358	07/23/2010	7	ALTERATIONS	6,900	12/30/2010	JH	100	100
550	09/16/1994	2	ADD	3,500	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,205	10 1.00	A 1.00	A 1.00	219,200	1.57	A 1.00	R03 1.00			246,280

TOTAL	31,205 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,300	232,400
BUILDING	268,800	253,700
DETACHED	0	0
OTHER	0	0
TOTAL	**515,100**	**486,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/30/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/14/2007	JH
LIST	12/14/2007	JH
REVIEW	1/18/2011	JH

YEAR BLT	1880	SIZE ADJ	0.990
NET AREA	2,508	DETAIL ADJ	1.000
$NLA(RCN)	$179	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$5,850
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	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,892	1880	172.04	325,508
A	USF	L	UPPER STORY FIN	616	1880	136.51	84,088
B	OPA	N	OPEN PORCH	132		37.13	4,901
C	ASH	N	ATT SHED	180		19.60	3,528
D	EPA	N	ENCLOSED PORCH	180		56.79	10,221
E	CRL	N	BSMT CRAWL	660		21.01	13,869

TOTAL RCN	447,966
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	$268,800