

Key: 2801

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.972

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
SHADY KNOLL REALTY LLC 1709 MAIN STREET BREWSTER, MA 02631		56-9-0		1709-1721 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHADY KNOLL REALTY LLC		03/23/2007	F	1 21875-069	
NUSSDORFER DAVID A & DONN		07/11/1990	A	1 7222-251	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0180	50	Mixed-Res/Chpt			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-746	03/01/2024	22	I & E				0 0
408	07/06/2023	7	ALTERATIONS	4,500	05/21/2024	PJK	99 100
	05/13/2022	77	SOLAR PANELS	30,450	07/18/2023	PJK	100 100
	02/24/2022	22	I & E				0 0
	01/25/2021	22	I & E				0 0

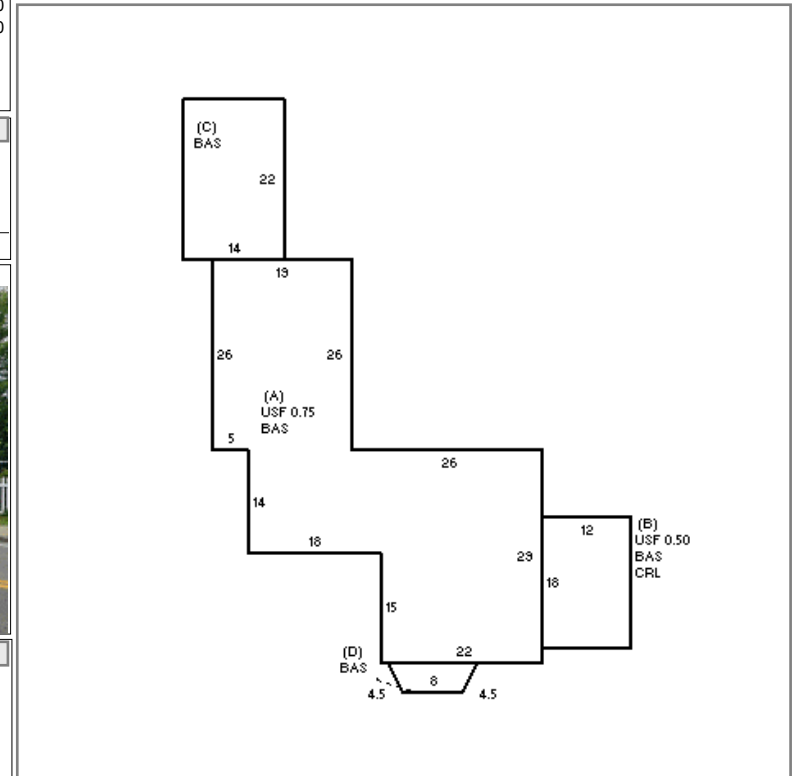
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	120,000	CIM	1.00	37	1.00	RC	0.85	274,040	1.00	A	1.00	C02	1.00		754,930	
253	A	4.000	CIM	1.00	37	1.00	RC	0.85	65,450	1.00	A	1.00	C02	1.00	802	196,350	65,450
303	A	2.745	CIM	1.00	37	1.00	RC	0.85	12,070	1.00	A	1.00	C02	1.00	802	24,850	8,280

TOTAL	9.500 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM		N O T E	PLH=SHOWER/BATHRM			LAND	828,660	796,790
St Ind	PAINES-SACHEM			LAND	456,700	431,300			
Infl	MIXED			DETACHED	157,900	156,400			
				OTHER	383,800	365,400	TOTAL	1,827,060	1,749,890

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,000	2.20	3,300
PLH	A	1.00	50 0.50		455	39.88	9,100
PLH	A	1.00	50 0.50		476	39.88	9,500
TNT	A	1.00	50 0.50		100	2,254.50	112,700
DGF	G	1.20	50 0.50	28 X 48	1,344	30.80	20,700
SW2	G	1.20	20 0.80	2 X 2	4	48.72	200
PTD	A	1.00	50 0.50	20 X 20	400	7.65	1,500
SHF	A	1.00	50 0.50	7 X 12	84	22.01	900



BLDG COMMENTS
SHADY KNOLL CAMPGROUND/3 APTS



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ED

BUILDING	CD	ADJ	DESC	MEASURE	3/31/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/31/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	8/7/2019	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1940	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	761,209		
NET AREA	3,094	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,732	1940	256.69	444,591	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,038	1940	199.60	207,189	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	216		34.37	7,424	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	216	2005	256.69	55,445	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	B	USF	L	UPPER STORY FIN	108	2005	199.60	21,557	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	B	F21	O	FPL 2S 1OP	1		11,489.90	11,490	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1947 / 76
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$456,700

Key: 2801

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.973

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SHADY KNOLL REALTY LLC 1709 MAIN STREET BREWSTER, MA 02631		56-9-0	1709-1721 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0180	50	Mixed-Res/Chpt				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

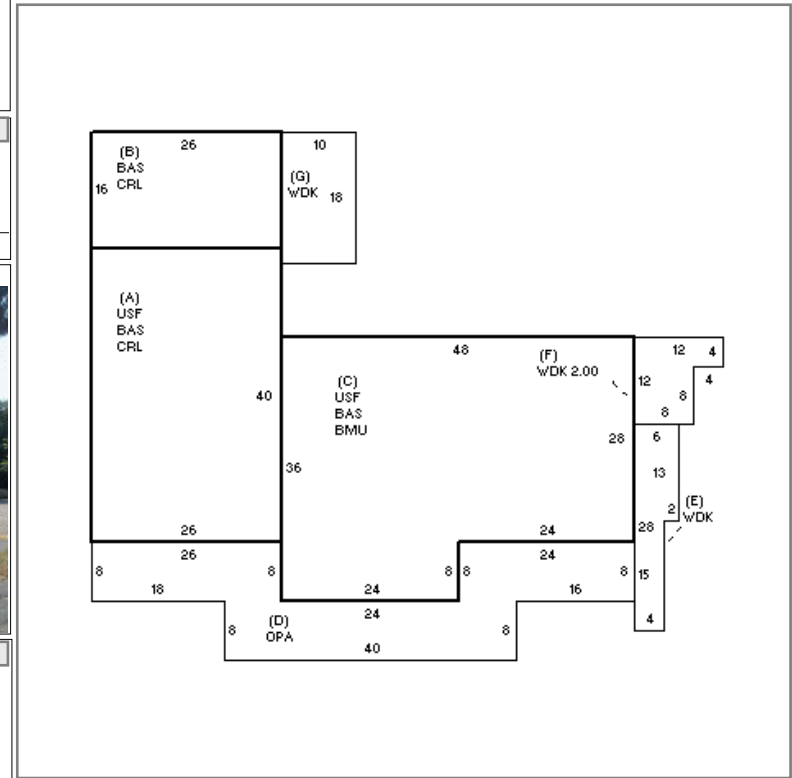
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	383,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
2 APTS		



BUILDING	CD	ADJ	DESC	MEASURE	3/31/2008	JH
MODEL	6		CIM-6	LIST	3/31/2008	EST
STYLE	19	1.48	STORES/APT [93%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	1.063
NET AREA	5,568	DETAIL ADJ	1.375
\$NLA(RCN)	\$101	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% AIR COND	100	100	1.03
% SPRINKLERS	100		1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	CRAWL	1,040		6.70	6,967
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,040	1860	83.38	86,710
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,040	1860	83.38	86,710
ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	CRL	N	CRAWL	416		6.70	2,787
FLOOR COVER	2	SOFTWOOD	0.95	B	BAS	L	BAS AREA	416	1860	83.38	34,685
INT. FINISH	2	DRYWALL	1.00	C	BMU	N	BSMT UNF	1,536		29.23	44,891
HEATING/COOL	9	WARM/COOL AIR	1.00	C	BAS	L	BAS AREA	1,536	1997	83.38	128,065
FUEL SOURCE	2	GAS	1.00	C	USF	L	UP-STRY FIN	1,536	1997	83.38	128,065
				D	OPA	N	OPEN PORCH	720		22.85	16,449
				E	WDK	N	WOOD DECK	138		24.04	3,317
				F	WDK	N	WOOD DECK	224		24.03	5,384
				G	WDK	N	WOOD DECK	180		24.03	4,326
					BMG	O	BSMT GAR	1		3,348.50	3,349
					F22	O	FPL 2S 2OP	1		12,662.10	12,662

TOTAL RCN	564,366
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
EFF.YR/AGE	1982 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$383,800