

Key: 2806

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.977

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LATHAM CENTERS, INC 1646 MAIN STREET BREWSTER, MA 02631				56-69-0				1646 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LATHAM CENTERS, INC				05/01/1979	XX	154,002	2909-028				
REHABILITATION REALTY TRU				07/22/1970	XX		1479-366				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
323	02/28/2024	20	3ABC				0	0
	03/01/2023	20	3ABC				0	0
	02/28/2022	20	3ABC				0	0
	04/06/2021	11	CHANGE OF US				0	0
	02/26/2021	20	3ABC				0	0

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	60,000	CIM	1.00	37	1.00	A	1.00	322,400	1.00	A	1.00	444,080
203	A	1.377	CIM	1.00	37	1.00	A	1.00	142,900	1.00	A	1.00	196,770
303	A	1.192	CIM	1.00	37	1.00	A	1.00	14,200	1.00	A	1.00	16,930

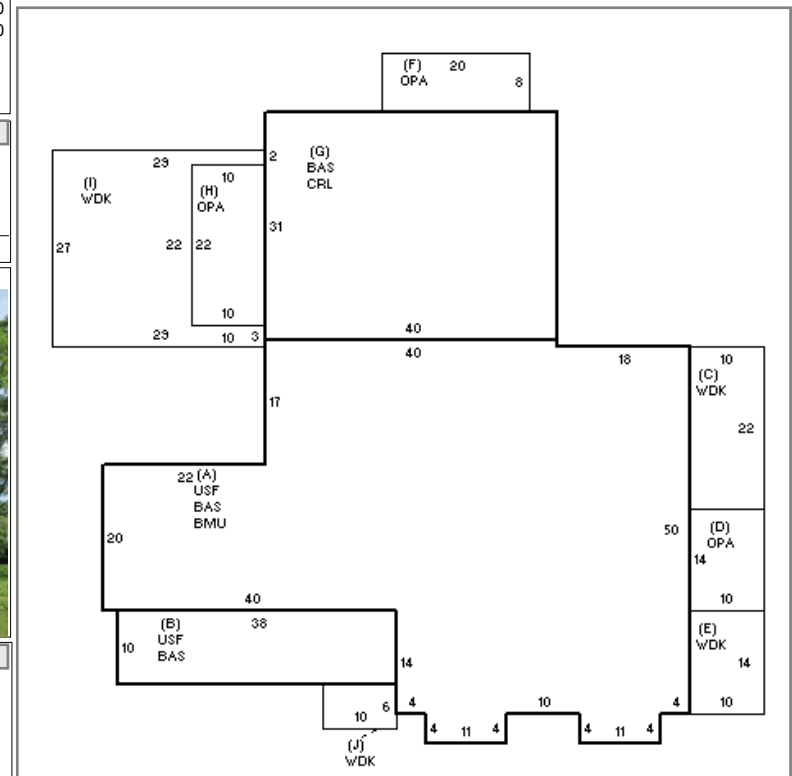
TOTAL	3.946 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	657,800	632,500
St Ind	PAINES-SACHEM					BUILDING	1,758,600	1,661,000
Infl	AVERAGE					DETACHED	36,300	36,000
						OTHER	4,705,300	4,462,000
						TOTAL	7,158,000	6,791,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10X12	2010	120	21.39	2,300
GEN	A	1.00	01 1.00		2014	1	30,862.10	30,900
CLR	A	1.00	20 0.80	8' X 8'	2018	64	56.40	2,900
CPV	A	1.00	20 0.80	10' X 12'	2018	120	2.10	200



BLDG COMMENTS
LATHAM SCHOOL/DORMITORY & KITCHEN

BUILDING	CD	ADJ	DESC	MEASURE	8/15/1990	RD
MODEL	1		RESIDENTIAL	LIST	7/30/2007	RJM
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	8/7/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	0.970
NET AREA	8,432	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	9	1.00	
FIXTURES	27	\$47,912	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	3,216		60.78	195,458
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	4,456	1890	293.74	1,308,908
ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	3,216	1890	183.81	591,133
ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	380	2001	293.74	111,621
FLOOR COVER	3	W/W CARPET	1.00	B	USF	L	UPPER STORY FIN	380	2001	183.81	69,848
INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	983		51.90	51,021
HEATING/COOL	2	HOT WATER	1.00	+	OPA	N	OPEN PORCH	520		66.20	34,425
FUEL SOURCE	2	GAS	1.00	G	CRL	N	BSMT CRAWL	1,240		32.68	40,525
					F33	O	FPL 3S 3OP	2		30,717.95	61,436

TOTAL RCN	2,512,286
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,758,600

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LEGAL

LAND

DETACHED

BUILDING

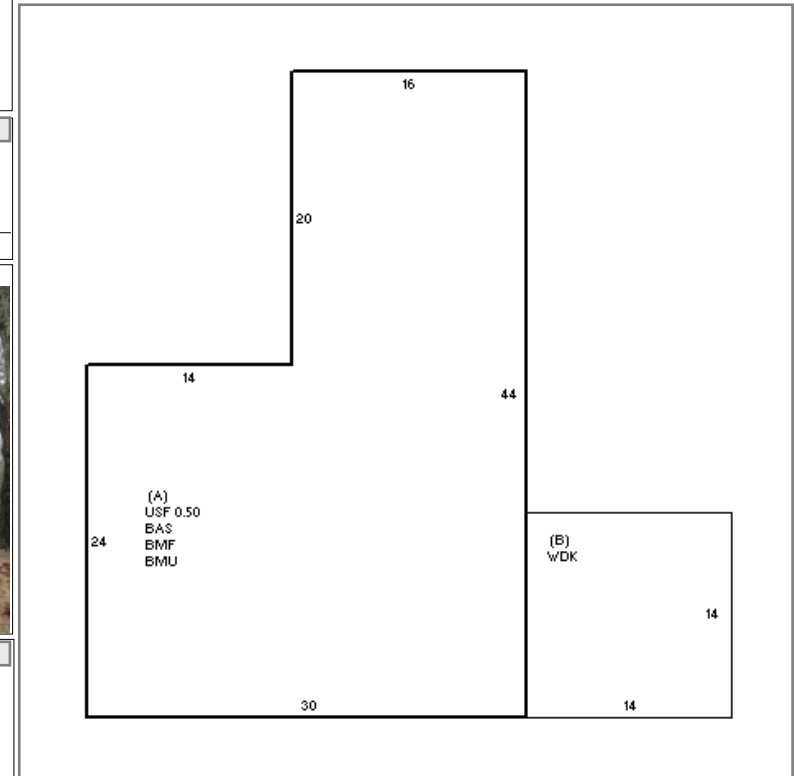
CURRENT OWNER			PARCEL ID			LOCATION		
LATHAM CENTERS, INC 1646 MAIN STREET BREWSTER, MA 02631			56-69-0			1646 MAIN STREET		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9430	100	OTHER EDUC				2	2 of 5
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	313,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	8/15/1990	RD
MODEL	1		RESIDENTIAL	LIST	7/30/2007	RJM
STYLE	4	1.02	CAPE [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]	BLDG COMMENTS ADMINISTRATION BUILDING		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,094		
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		54.77	56,960	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,040		33.05	34,369	EXTERIOR	G		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1890	253.45	263,590	INTERIOR	G		
STORIES	1.5		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	520	1890	180.15	93,679	KITCHEN	G		
ROOMS	0		1.00	FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	196		38.02	7,453	BATHS	G		
BEDROOMS	0		1.00	INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
BATHROOMS	0		1.00	HEATING/COOL	5	ELECTRIC BB	1.00									EFF.YR/AGE	1969 / 54		
FIXTURES	4	\$5,044		FUEL SOURCE	3	ELECTRIC	0.95									COND	32 32 %		
GARAGE SPACES	0		1.00															FUNC	0
% BSMT FIN	0		1.00															ECON	0
# 1/2 BATHS	0		1.00															DEPR	32 % GD 68
# OF UNITS	1		1.00															RCNLD	\$313,500

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LATHAM CENTERS, INC 1646 MAIN STREET BREWSTER, MA 02631				56-69-0				1646 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC				3	3 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

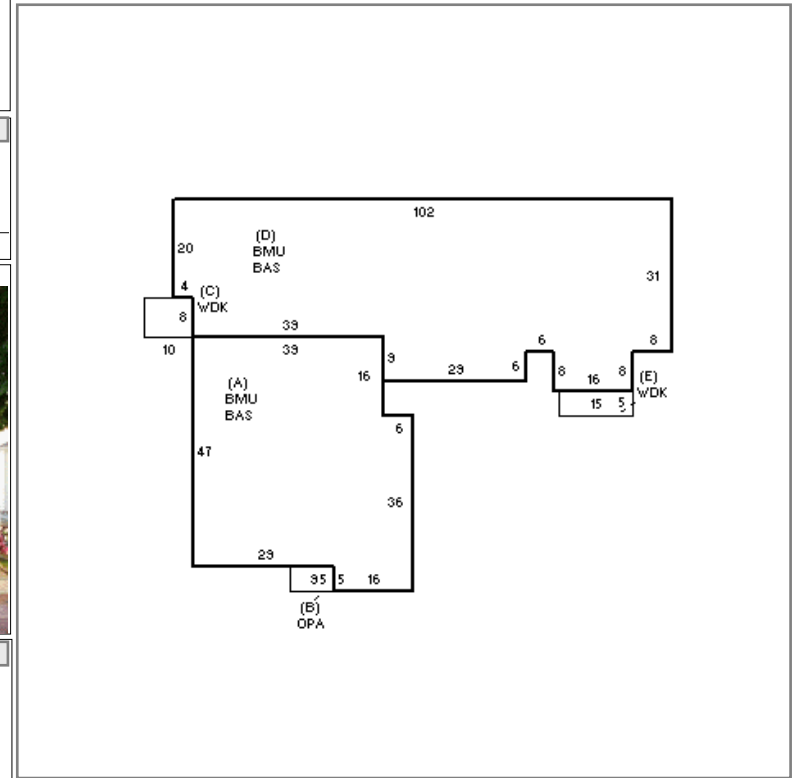
LAND

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
			LAND BUILDING DETACHED OTHER	1,300,500	
Nbhd	NOTE		TOTAL		
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2005	JB
MODEL	1		RESIDENTIAL	LIST	6/23/2005	JB
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
CLASS ROOMS

LAND

YEAR BLT	1890	SIZE ADJ	0.970
NET AREA	6,926	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
FIXTURES	0	.00	
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	4	FLR & 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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,099	1890	232.41	487,829
+	BMU	N	BSMT UNFINISHED	5,402		48.09	259,766
B	OPA	N	OPEN PORCH	45		52.38	2,357
+	WDK	N	WOOD DECK	155		41.07	6,365
D	BAS	L	BASE AREA	3,303	2004	232.41	767,651
	USF	L	UPPER STORY FIN	1,524	1890	169.02	257,580

TOTAL RCN	1,781,548	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT/ELEC		
EFF.YR/AGE	1979 / 44	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$1,300,500	

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Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 2.980

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
LATHAM CENTERS, INC 1646 MAIN STREET BREWSTER, MA 02631		56-69-0	1646 MAIN STREET		
		TRANSFER HISTORY	DOS	T	SALE PRICE BK-PG (Cert)

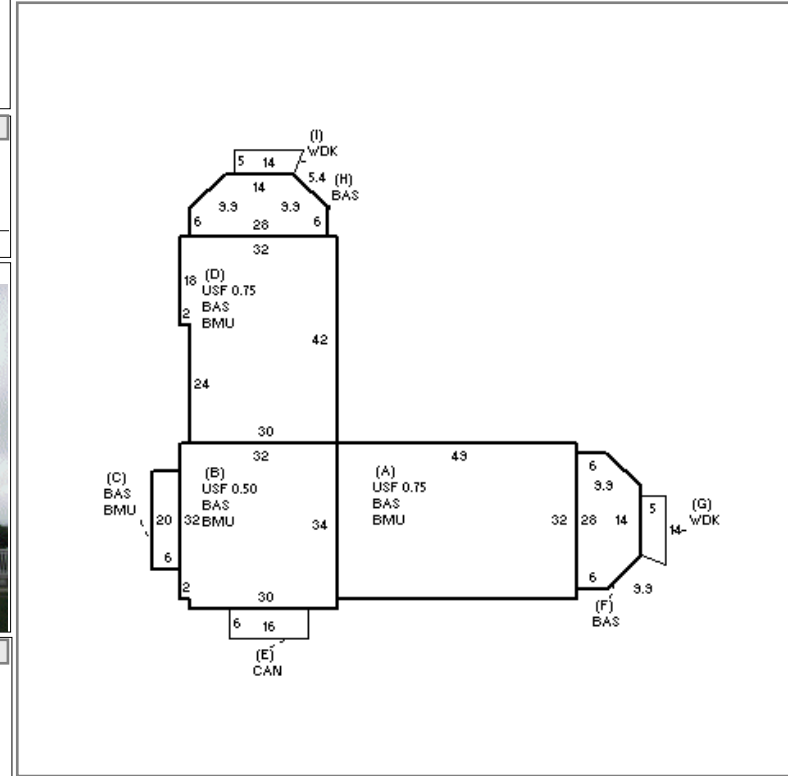
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9430	100	OTHER EDUC				4	4 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	2,009,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2008	JH
MODEL	1		RESIDENTIAL	LIST	10/7/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
SOLAR PANELS

BUILDING

YEAR BLT	2007	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,310,148
NET AREA	7,388	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	4,068		62.51	254,303		
\$NLA(RCN)	\$313	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	2,690	2007	189.06	508,576		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	E	CAN	N	CANOPY	96		63.47	6,093		
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	4,698	2007	302.13	1,419,421		
ROOMS	21	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	BAS	N	WOOD DECK	130		53.39	6,940		
BEDROOMS	19	1.00		INT FINISH	2	DRYWALL	1.00		ELV	N	ELEVATOR	1		74,661.00	74,661		
BATHROOMS	6	1.00		HEATING/COOL	9	WARM/CL AIR	1.03										
BATHROOMS	6	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	22	\$40,154															
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	3	1.00															
# OF UNITS	1	1.00															
																CONDN	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$2,009,800

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.981

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LATHAM CENTERS, INC 1646 MAIN STREET BREWSTER, MA 02631				56-69-0				1646 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC				5	5 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

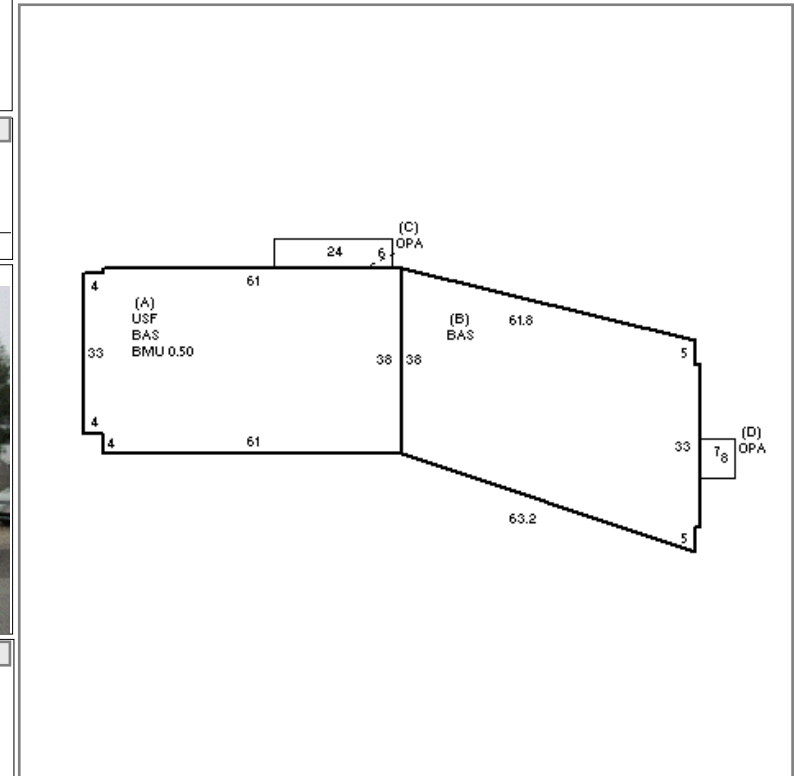
LAND

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			1,081,500	
St Ind					
Infl					
TOTAL					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2016	RJM
MODEL	5		CIM	LIST	4/7/2016	EST
STYLE	96	1.75	SCHOOLS [100%]	REVIEW	8/7/2019	EMZ
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2015	SIZE ADJ	0.900
NET AREA	7,363	DETAIL ADJ	1.711
\$NLA(RCN)	\$160	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% AIR COND	100	100	1.03
% SPRINKLERS	100	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,225		50.20	61,496
A	BAS	L	BASE AREA	2,450	2015	144.07	352,970
A	USF	L	UP-STRY FIN	2,450	2015	144.07	352,970
B	BAS	L	BASE AREA	2,463	2015	144.07	354,843
+	OPA	N	OPEN PORCH	200		36.28	7,255
	ELP	O	PASSGR. ELEV.	1		46,044.50	46,045

TOTAL RCN	1,175,579
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2015 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,081,500