Key: 2850

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,028

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEERIN JAMES J TRUSTEE SHEERIN REALTY TRUST P O BOX 1800 BREWSTER, MA 02631	56-66-0	1696 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEERIN JAMES J TRUSTEE	03/05/2001	DC		13614-226
SHEERIN JAMES J & MARGARE	03/17/1993	A	100	8484-058

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

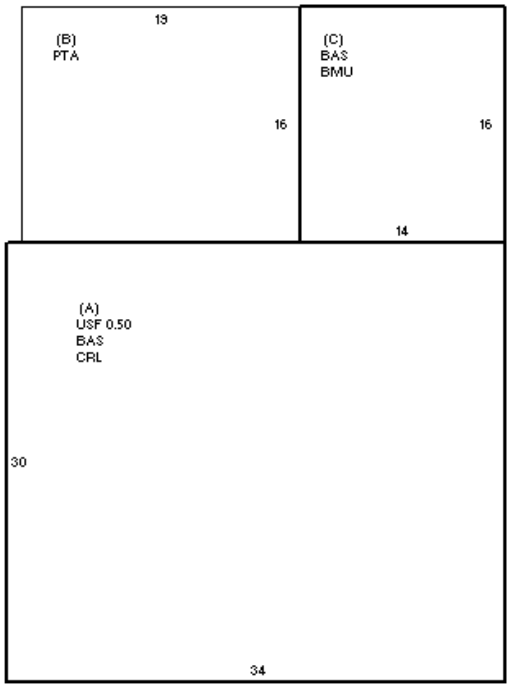
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
143	02/18/2022	7	ALTERATIONS	6,000	03/31/2023	TCK	100	100
640	10/20/2003	7	ALTERATIONS	2,000			100	100
439	07/19/2001	7	ALTERATIONS	3,500			100	100
144	05/24/1991	2	ADD				100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,113	10 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03 1.00			303,620

TOTAL	1.380 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	303,600	286,400
BUILDING	339,300	320,500
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**644,200**	**608,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X12		120	21.39	1,300

PHOTO 03/31/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/21/2007	JH
LIST	12/21/2007	JH
REVIEW	4/11/2023	EMZ

YEAR BLT	1835	SIZE ADJ	1.000
NET AREA	1,754	DETAIL ADJ	1.000
$NLA(RCN)	$322	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,126
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	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,020		29.91	30,504
+	BAS	L	BASE AREA	1,244	1835	287.42	357,549
A	USF	L	UPPER STORY FIN	510	1880	216.55	110,442
B	PTA	N	PATIO	304		15.76	4,791
C	BMU	N	BSMT UNFINISHED	224		77.95	17,460
	F11	O	FPL 1S 1OP	1		8,904.70	8,905
	F21	O	FPL 2S 1OP	2		11,836.05	23,672

TOTAL RCN 565,449

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 $339,300