

Key: 2882

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.061

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION					
LA ROSA RICCARDO TRUSTEE & LA ROSA KIMBERLEY WELLER TRUSTEE						56-12-0			1738 MAIN STREET					
1738 MAIN STREET BREWSTER, MA 02631						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
						LA ROSA RICCARDO TRUSTEE			06/29/2023	F	1	35866-308		
						LA ROSA RICCARDO & KIMBER			02/21/2008	O	425,000	22687-268		
						JORGENSEN MELISSA L			02/21/2008	ML		22687-266		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
230	04/03/2020	7	ALTERATIONS	21,500	01/13/2021	NF	100	100
320	04/26/2017	5	OTHER	700	05/01/2018	NF	100	100
96	02/03/2017	7	ALTERATIONS	30,000	05/01/2018	NF	100	100
907	10/05/2016	7	ALTERATIONS	65,000	03/06/2017	NF	100	100
364	05/20/2015	7	ALTERATIONS	4,500	04/14/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,699	10	1.00	A	1.00	A	1.00	219,200	1.30	A	1.00	R03	1.00			266,140

TOTAL	40,699 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	266,100	251,100
St Ind	AVERAGE		BUILDING	548,200	517,600			
Infl	AVERAGE		DETACHED	10,100	10,000			
			OTHER	179,300	169,400			
						TOTAL	1,003,700	948,100

DETACHED

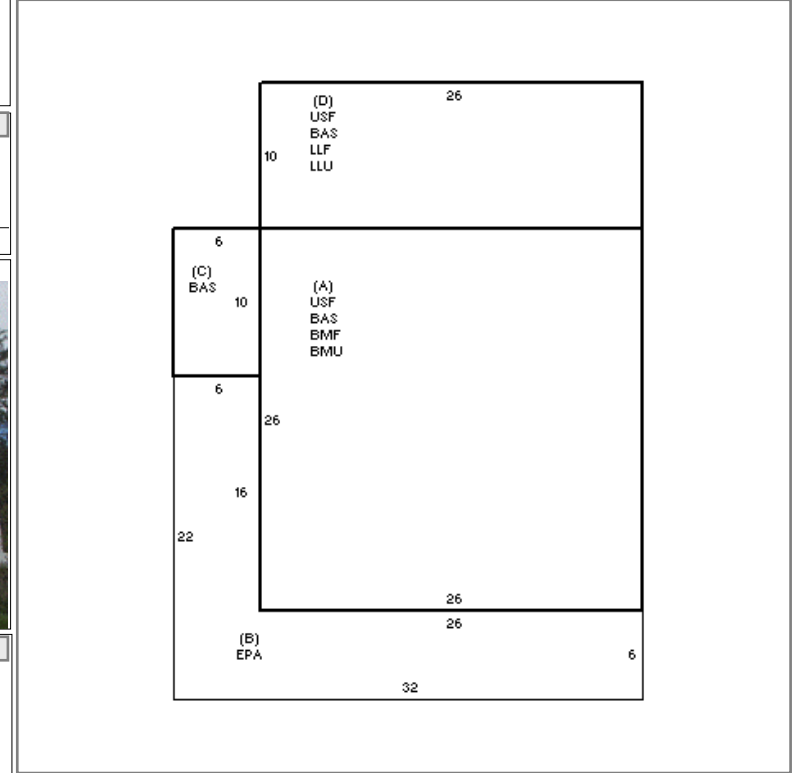
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 20X24		480	30.15	10,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/21/2007	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/28/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,192	DETAIL ADJ	0.950
\$NLA(RCN)	\$305	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	12	1.00	
BEDROOMS	7	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$9,985	
GARAGE SPACES	0	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	2	.95	

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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	676		71.96	48,646
A	BMF	N	BSMT FINISH	676		41.25	27,885
+	USF	L	UPPER STORY FIN	936	1910	199.67	186,891
B	EPA	N	ENCLOSED PORCH	288		79.49	22,894
+	BAS	L	BASE AREA	996	1910	292.11	290,941
D	LLU	N	LOWER LEVEL UNF	260		101.39	26,361
D	LLF	L	LOWER LEVEL FIN	260	1910	155.24	40,363
	F21	O	FPL 2S 1OP	1		11,724.40	11,724
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	668,479
CONDITION ELEM	CD
EXTERIOR	E
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$548,200

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.062

LEGAL

LAND

DETACHED

BUILDING

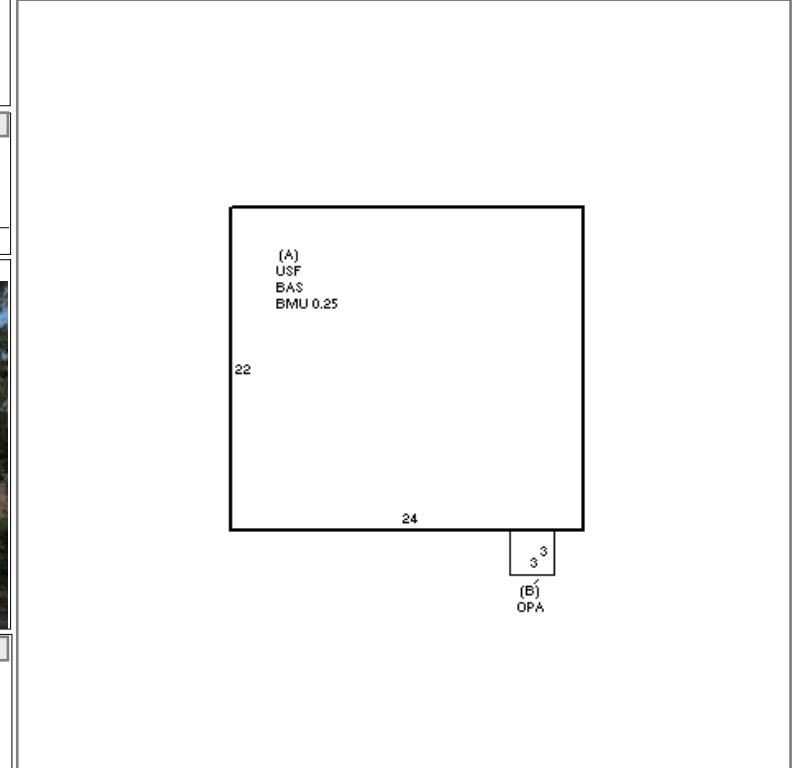
CURRENT OWNER				PARCEL ID				LOCATION			
LA ROSA RICCARDO TRUSTEE & LA ROSA KIMBERLEY WELLER TRUSTEE 1738 MAIN STREET BREWSTER, MA 02631				56-12-0				1738 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	179,300	
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	12/21/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/21/2007	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/28/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#13 LONG POND ROAD PER FD 4-08

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	248,994		
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	BMU	N	BSMT UNFINISHED	132		60.77	8,021	CONDITION ELEM	CD		
\$NLA(RCN)	\$236	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	528	1910	273.36	144,336	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	528	1910	168.82	89,138	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	9		45.46	409	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	G		
				HEATING/COOL	14	ELECT BB+AC	1.01												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1977 / 46
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$179,300