

Key: 452

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 472

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH FRANCIS L JR & PAMELA J CO-TRUSTEE P O BOX 580 BREWSTER, MA 02631				69-70-0				38 STUART STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH FRANCIS L JR & PAME				04/05/2019	F	1	31935-255				
SMITH FRANCIS L JR				01/23/1998	H	100	11182-245				
SMITH FRANCIS L JR & CHER				04/28/1978	XX	55,000	2696-265				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1043	11/29/2021	7	ALTERATIONS	4,400	04/25/2022	TCK	100	100
778	11/02/2006	2	ADD	175,000	02/01/2008	JH	100	100
779	11/02/2006	5	OTHER	2,000	06/15/2015	MW	100	100
588	10/05/2001	1	NEW CONSTRUCT	40,000	03/28/2003	TN	100	100

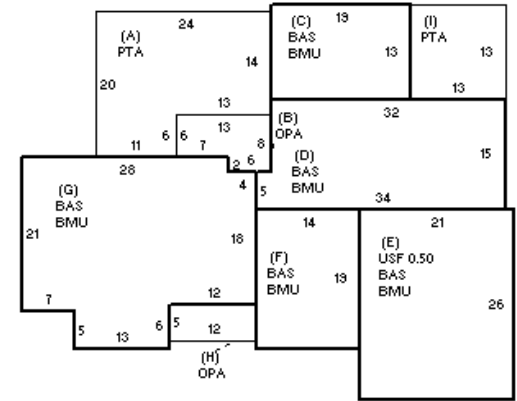
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	28,870	5	1.00	A	1.00	A	1.00	876,800	1.66	A	1.00	BA+	4.00			965,110

TOTAL	28,870 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NBHD 5	N	HSE 38 STUART STREET NOT CHARLES ST PER				LAND	965,100	910,500
St Ind	AVERAGE	O	P.RUBLE BFD DETACHED GARAGE IS 41 CHARLES				BUILDING	558,500	527,400
Infl	AVERAGE	T	STREET PER BFD 10/24/12 SEJ				DETACHED	1,800	1,800
		E					OTHER	155,600	148,800
							TOTAL	1,681,000	1,588,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X10		120	21.39	1,800



BLDG COMMENTS
38 STUART STREET



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/28/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,539	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	PTA	N	PATIO	402		15.41	6,196
\$NLA(RCN)	\$333	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	150		60.59	9,088
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,266		55.62	126,040
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,549	1949	268.83	416,417
				FLOOR COVER	1	HARDWOOD	1.00	E	USF	L	UPPER STORY FIN	273	1949	225.05	61,440
				INT FINISH	2	DRYWALL	1.00	G	BAS	L	BASE AREA	717	2006	268.83	192,750
				HEATING/COOL	2	HOT WATER	1.00	I	PTA	N	PATIO	169		18.31	3,094
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,300.60	12,301	
								ODS	O	OUTDOOR SHOWER	1		2,926.40	2,926	

TOTAL RCN	846,163
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$558,500

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SMITH FRANCIS L JR & PAMELA J CO-TRUSTEE				69-70-0				38 STUART STREET				
P O BOX 580				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BREWSTER, MA 02631												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

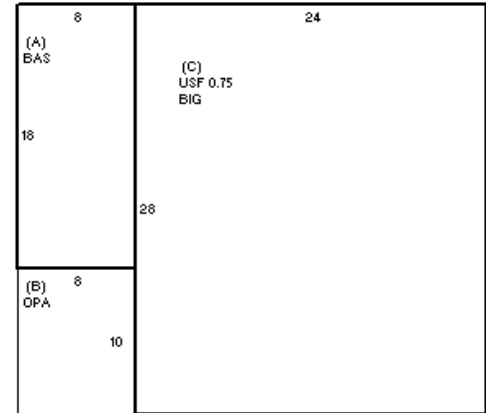
LAND

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		LAND	155,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
NO KITCHEN 41 CHARLES STREET

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/28/2007	JH
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	1/4/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	185,192				
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	144	2002	312.76	45,037	CONDITION ELEM	CD				
\$NLA(RCN)	\$286	OVERALL	0.800	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	80		52.00	4,160	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	672		49.46	33,237	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	504	2002	193.15	97,349	KITCHEN					
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A				
				HEATING/COOL	5	ELECTRIC BB	1.00														
				FUEL SOURCE	3	ELECTRIC	0.95														
																		EFF.YR/AGE	2002 / 21		
																		COND	16 16 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	16	% GD	84
																		RCNLD	\$155,600		