

Key: 4756

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.968

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CHURCH NATHAN J & LEAH A 3844 MAIN STREET BREWSTER, MA 02631				126-57-0				3844 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHURCH NATHAN J & LEAH A				02/26/2020	F	1 32714-256					
CHURCH NATHAN J TRUSTEE				03/31/2016	F	10 29551-255					
CHURCH NATHAN J				04/14/2014	H	28084-290					

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	%
828	11/13/2020	3	OUT BUILDING	2,000	05/20/2022	TCK	100	100
10	01/05/2016	3	OUT BUILDING	3,500	03/16/2017	NF	100	100
1051	12/26/2014	7	ALTERATIONS	6,000	05/27/2015	MW	100	100
		12	CYCLICAL NON		01/04/2011	JH	100	100
439	09/14/2010	7	ALTERATIONS	65,000	01/14/2011	JH	100	100

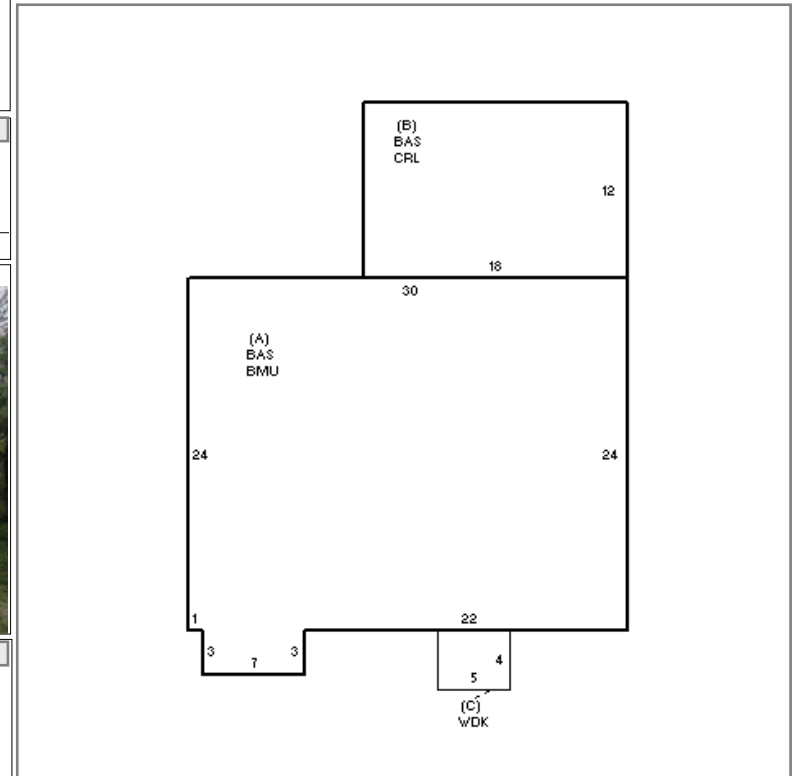
LEGAL LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	54,014	10	1.00	A	1.00	A	1.00	219,200	1.08	A	1.00	R03	1.00		293,930

TOTAL	1.240 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	293,900	277,300
St Ind	AVERAGE		BUILDING	228,900	216,200			
Infl	AVERAGE		DETACHED	4,400	4,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>527,200</b>	<b>497,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X20	2016	120	21.39	2,300
SHF	A	1.00	01 1.00 8X12	2021	96	22.01	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2011	JH
MODEL	1		RESIDENTIAL	LIST	1/4/2011	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	957	DETAIL ADJ	1.000
\$NLA(RCN)	\$342	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,878	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	741		62.93	46,629
+	BAS	L	BASE AREA	957	1947	268.88	257,321
B	CRL	N	BSMT CRAWL	216		30.67	6,625
C	WDK	N	WOOD DECK	20		39.59	792
	F11	O	FPL 1S 10P	1		7,713.40	7,713

TOTAL RCN	326.957
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$228,900