

Key: 4761

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.974

LEGAL

LAND

DETACHED

BUILDING

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
GUERTIN DANIEL TRUSTEE DILLON REAL ESTATE TRUST P O BOX 530 ORLEANS, MA 02653		126-86-0		3644 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GUERTIN DANIEL TRUSTEE		01/28/2000	QS	155,000	12805-180
SULLIVAN CAROLE A		10/20/1988	XX		6488-081

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	65	MULTI-USE RES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
270	03/26/2021	7	ALTERATIONS	2,031	05/23/2024	PJK	100	100
46	01/21/2020	2	ADD	51,000	05/23/2024	PJK	100	100
145	03/01/2016	7	ALTERATIONS	8,700	05/19/2017	RJM	100	100
267	04/20/2007	11	CHANGE OF US		12/06/2007	JH	100	100
212	04/03/2004	7	ALTERATIONS	600			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	CIM 1.00	A 1.00	RC 0.85	274,040	1.00	A 1.00	C02 1.00			251,640
303	A	0.462	CIM 1.00	A 1.00	RC 0.85	12,070	1.00	A 1.00	C02 1.00			5,580

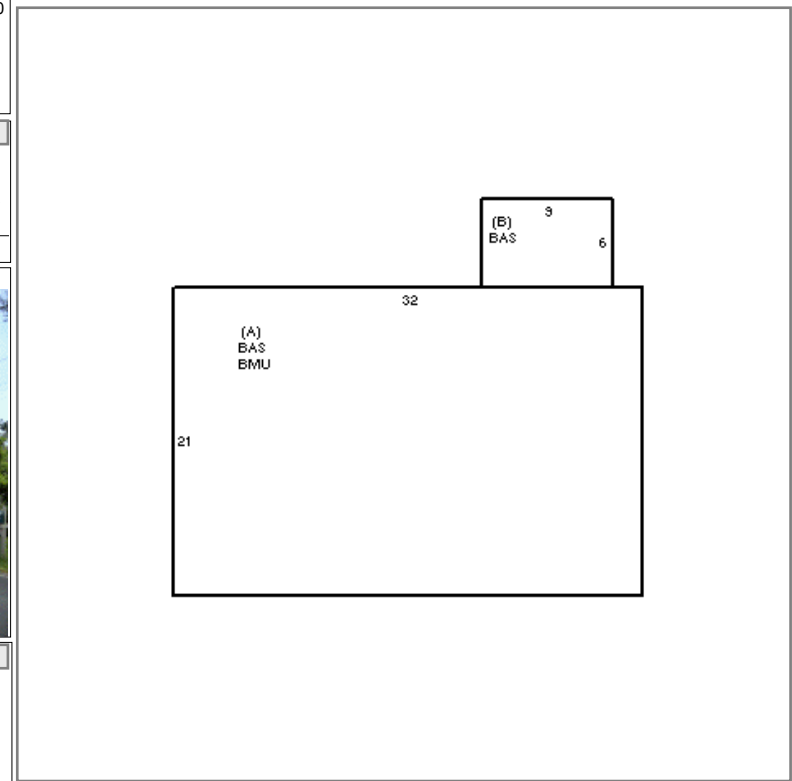
TOTAL	1.380 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	257,200	247,400
St Ind	AVERAGE		BUILDING	165,600	156,400			
Infl	MIXED		DETACHED	0	0			
			OTHER	794,700	751,200			
			TOTAL	1,217,500	1,155,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/6/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/26/2017	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		62.30	41,868
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	726	1946	290.87	211,172
ROOF SHAPE	1	GABLE	1.00	F21	O	FPL 2S 1OP		1		10,151.00	10,151
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	2	GAS	1.00								



YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	726	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,900	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	267,091
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$165,600

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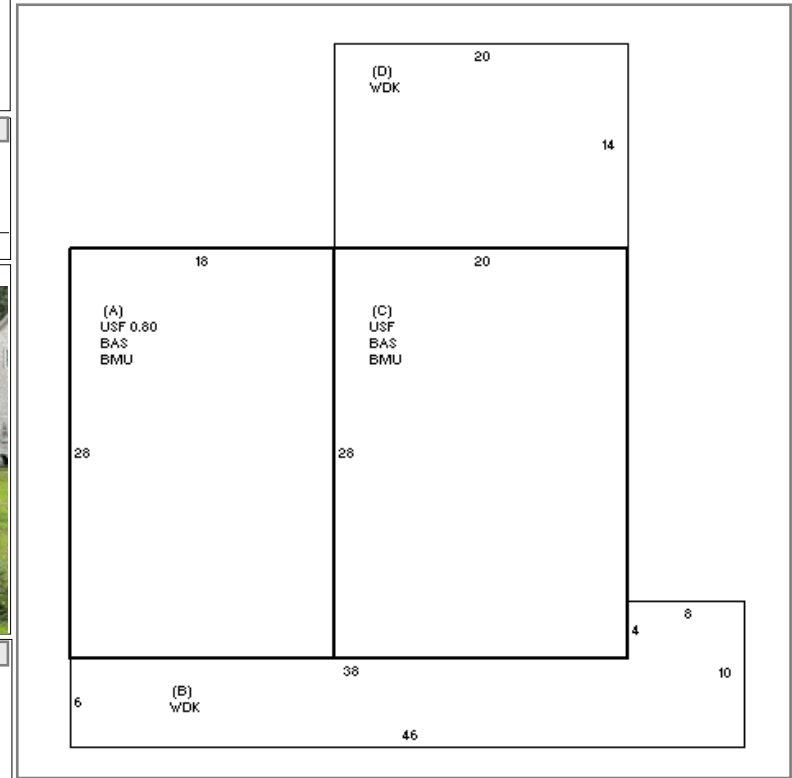
LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
GUERTIN DANIEL TRUSTEE DILLON REAL ESTATE TRUST P O BOX 530 ORLEANS, MA 02653		126-86-0	3644 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	65	MULTI-USE RES				2	2 of 3	
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	624,100	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/6/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/6/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/26/2017	RJM
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	2,027	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$10,343	
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	4	VINYL	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,064		74.87	79,662
+	BAS	L	BASE AREA	1,064	2002	346.47	368,645
+	USF	L	UPPER STORY FIN	963	2002	241.29	232,367
+	WDK	N	WOOD DECK	588		51.98	30,564
	GFP	O	GAS FIREPLACE	1		4,145.10	4,145

TOTAL RCN	725,726
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$624,100

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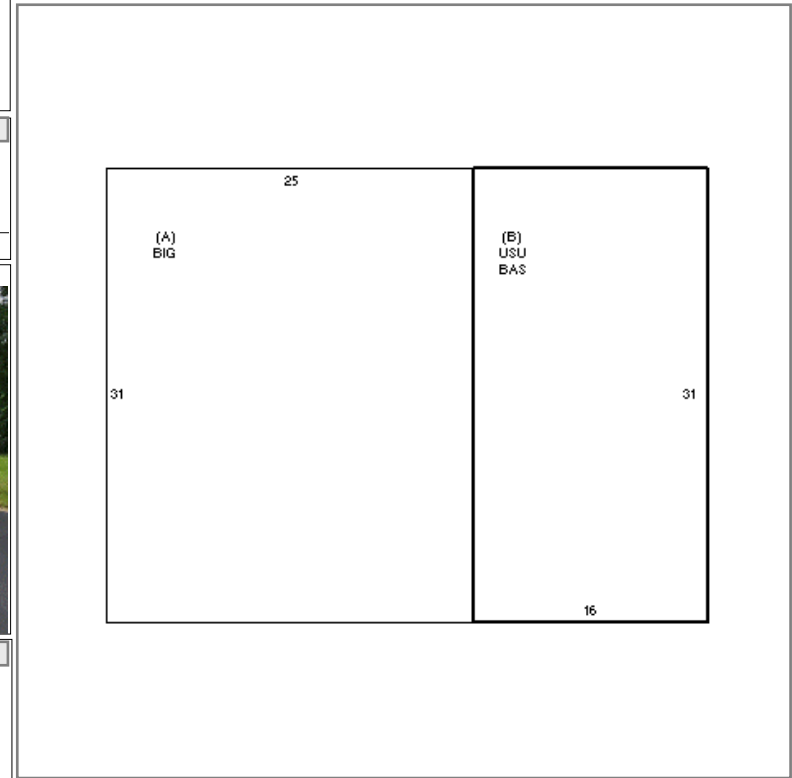
CURRENT OWNER				PARCEL ID				LOCATION			
GUERTIN DANIEL TRUSTEE DILLON REAL ESTATE TRUST P O BOX 530 ORLEANS, MA 02653				126-86-0				3644 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	65	MULTI-USE RES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

L  
A  
N  
D

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	170,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	12/6/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/6/2007	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	4/17/2008	SEJ
QUALITY		1.00	[100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	496	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	775		42.80	33,171	
\$NLA(RCN)	\$395	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	496	2007	270.66	134,246	
				ROOF SHAPE	1	GABLE	1.00	B	USU	N	UPPER STORY UNF	496		50.79	25,190	
				ROOF COVER	1	ASPH/CMP SH	1.00									
				FLOOR COVER	1	HARDWOOD	1.00									
				INT FINISH	2	DRYWALL	1.00									
				HEATING/COOL	2	HOT WATER	1.00									
				FUEL SOURCE	2	GAS	1.00									
CAPACITY		UNITS	ADJ													
STORIES		2	1.00													
ROOMS		2	1.00													
BEDROOMS		0	1.00													
BATHROOMS		1	1.00													
FIXTURES		3	\$3,510													
GARAGE SPACES		0	1.00													
% BSMT FIN		0	1.00													
# 1/2 BATHS		0	1.00													
# OF UNITS		1	1.00													

TOTAL RCN	196,117
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$170,600