

Key: 4869

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.084

LEGAL

LAND

DETACHED

BUILDING

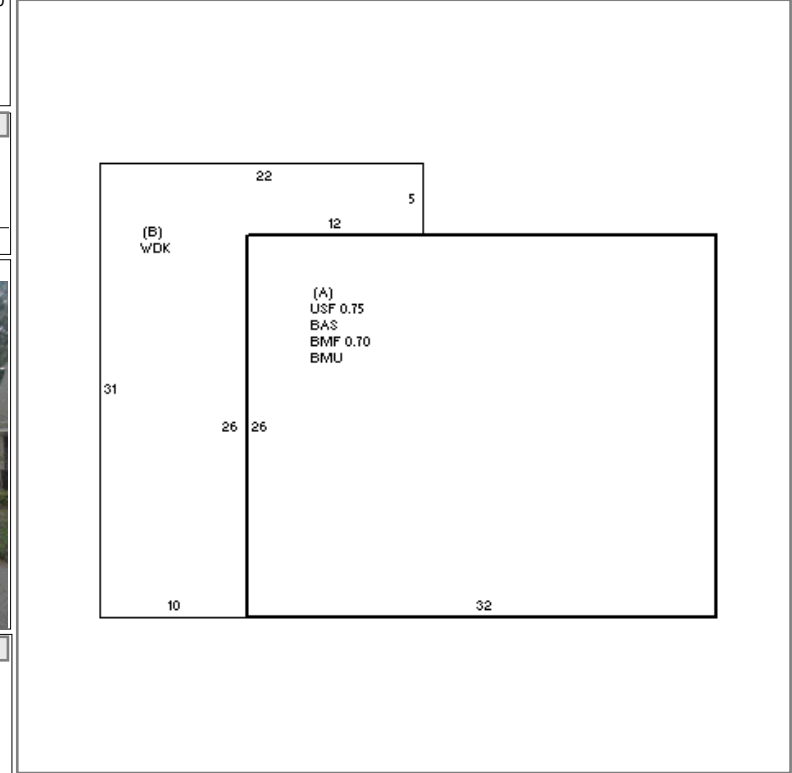
CURRENT OWNER		PARCEL ID		LOCATION	
BROWN HELEN E & KAHN JULIE TRUSTEES		126-55-0		3852 MAIN STREET	
HGB REALTY TRUST		TRANSFER HISTORY		DOS	T
3852 MAIN STREET		BROWN HELEN E & KAHN JULI		04/11/2017	O
BREWSTER, MA 02631		CHASE KATHLEEN M &		05/07/1996	L
		ASSOCIATES FINANCIAL SERV		11/06/1995	L

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
22-943	01/10/2023	7	ALTERATIONS	72,186	07/17/2024	TCK	100
622	07/23/2018	7	ALTERATIONS	25,000	07/30/2019	NF	100
316	04/12/2018	7	ALTERATIONS	1,500	07/30/2019	NF	100
42	01/18/2018	7	ALTERATIONS	20,000	07/30/2019	NF	100
32	01/17/2018	7	ALTERATIONS	300,000	07/30/2019	NF	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,234	10	1.00	A	1.00	RC	0.85	167,688	1.53	10	0.90
350	A	0.440	10	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00
											R03	1.00
											TWP	1.00
												190,140
												920

TOTAL	1.180 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E	POND IN FRONT OF LOT- SHARED DRIVEWAY			LAND	191,100	180,300
St Ind	AVERAGE		BUILDING	483,700	409,000			
Infl	MIXED		DETACHED	0	0			
			OTHER	145,400	137,200			
						TOTAL	820,200	726,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	8/16/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		
BMF=	OFFICE, BATH	
SOLAR	PANELS	
HATCH	TO ATTIC	

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,681
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		63.13	52,524	CONDITION ELEM	CD
\$NLA(RCN)	\$332	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	582		43.16	25,118	EXTERIOR	E
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1973	295.41	245,778	INTERIOR	E
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	624	1973	196.72	122,752	KITCHEN	E
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	370		41.94	15,519	BATHS	E
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,861.60	10,862	HEAT/ELEC	E
				HEATING/COOL	11	HTWT/CL AIR	1.05		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
FIXTURES		8	\$11,128														
GARAGE SPACES		0	1.00														
% BSMT FIN		70	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2023 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$483,700

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BUILDING

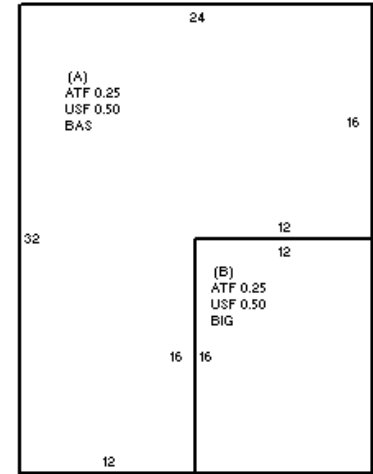
CURRENT OWNER			PARCEL ID			LOCATION		
BROWN HELEN E & KAHN JULIE TRUSTEES			126-55-0			3852 MAIN STREET		
HBG REALTY TRUST			TRANSFER HISTORY			DOS	T	SALE PRICE
3852 MAIN STREET								BK-PG (Cert)
BREWSTER, MA 02631								

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 %

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	145,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	7/30/2019	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	7/29/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$180	OVERALL	0.830
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		2	1.00
BEDROOMS		0	1.00
BATHROOMS		0	1.00
FIXTURES		2	\$1,619
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	576	1997	187.20	107,830
+	USF	L	UPPER STORY FIN	384	1997	115.61	44,396
A	ATF	N	ATTIC FINISH	144		47.93	6,902
B	BIG	N	BUILT-IN GARAGE	192		35.80	6,874
B	ATF	N	ATTIC FINISH	48		47.93	2,301
	MST	O	MAS/METAL STACK	1		3,129.30	3,129

TOTAL RCN	173,050
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$145,400