Key: 4882

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,096

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLARD ROBERT W ESTATE OF C/O BOOTH LAW PO BOX 1215 BARNSTABLE, MA 02630	138-21-0	3937-3939 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLARD ROBERT W ESTATE OF	07/06/2023	ML		33436-192
ALLARD ROBERT W	11/04/2020	F		33436-192
ALLARD ROBERT W & VIRGINI	10/12/1973	XX		1949-338

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	100	GEN OFFICE BLDG		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/12/2023	22	I & E				0	0
23-110	03/28/2023	7	ALTERATIONS	15,000	05/23/2024	PJK	100	100
430	08/22/2011	7	ALTERATIONS	2,800	08/03/2012	DF	100	100
236	06/15/2009	11	CHANGE OF US		01/07/2011	MR	100	100
		12	CYCLICAL NON		03/12/2008	JH	100	100

LAND

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	A 1.00	322,400	1.00	A 1.00	C02 1.00			296,050
303	A	0.035	CIM 1.00	A 1.00	A 1.00	14,200	1.00	A 1.00	C02 1.00			500

TOTAL 41,500 SF ZONING VB FRNT 0

Nbhd	CIM
St Ind	AVERAGE
Infl	AVERAGE

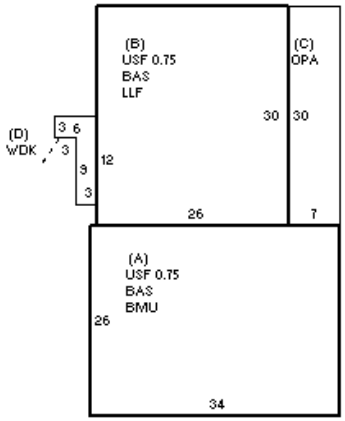
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	296,600	285,100
BUILDING	370,400	356,900
DETACHED	200	200
OTHER	0	0
TOTAL	**667,200**	**642,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A 1.00	50 0.50	3 X 4		12	40.60	200

PHOTO 01/07/2011



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	20	1.25	OFFICE BUILDING [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/12/2008	JH
LIST	3/12/2008	JH
REVIEW	3/17/2008	RJM

BLDG COMMENTS

TOUCH OF SPIRIT MASSAGE/CAPESIDE
PSYCHOLOGY INNER LIGHT REIKI

YEAR BLT	1998	SIZE ADJ	1.015
NET AREA	3,692	DETAIL ADJ	1.151
$NLA(RCN)	$118	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	2	SOFTWOOD	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	884		37.52	33,169
A	BAS	L	BASE AREA	884	1998	107.68	95,191
A	USF	L	UP-STRY FIN	663	1998	107.68	71,393
B	LLF	L	LOW-LEV FIN	780	1998	91.49	71,363
B	BAS	L	BASE AREA	780	1998	107.68	83,992
B	USF	L	UP-STRY FIN	585	1998	107.68	62,994
C	OPA	N	OPEN PORCH	210		27.11	5,694
D	WDK	N	WOOD DECK	45		20.82	937
	F21	O	FPL 2S 1OP	1		11,076.00	11,076

TOTAL RCN 435,809

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G

EFF.YR/AGE 2008 / 15

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $370,400