

Key: 4894

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.117

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| HANDCRAFT LLC 3966 MAIN STREET BREWSTER, MA 02631 | | | | 138-64-0 | | | | 3966 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HANDCRAFT LLC | | | | 08/01/2016 | QS | 325,000 | 29833-158 | | | | |
| SMITH JEFFREY J & EILEEN | | | | 12/11/1986 | XX | | 5447-57 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|--------------|--------------|--------|------------|-----|--------|-----|
| 3250 | 100 | SMALL RETAIL | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 8 | 01/05/2016 | 7 | ALTERATIONS | 800 | 05/19/2017 | RJM | 100 | 100 |
| | | 12 | CYCLICAL NON | | 03/12/2008 | JH | 100 | 100 |
| 307 | 05/22/2002 | 5 | OTHER | 7,500 | 05/15/2003 | TN | 100 | 100 |
| 25 | 01/15/2002 | 2 | ADD | 70,000 | 05/15/2003 | TN | 100 | 100 |
| 022 | 01/17/1995 | 5 | OTHER | 3,300 | | | 100 | 100 |

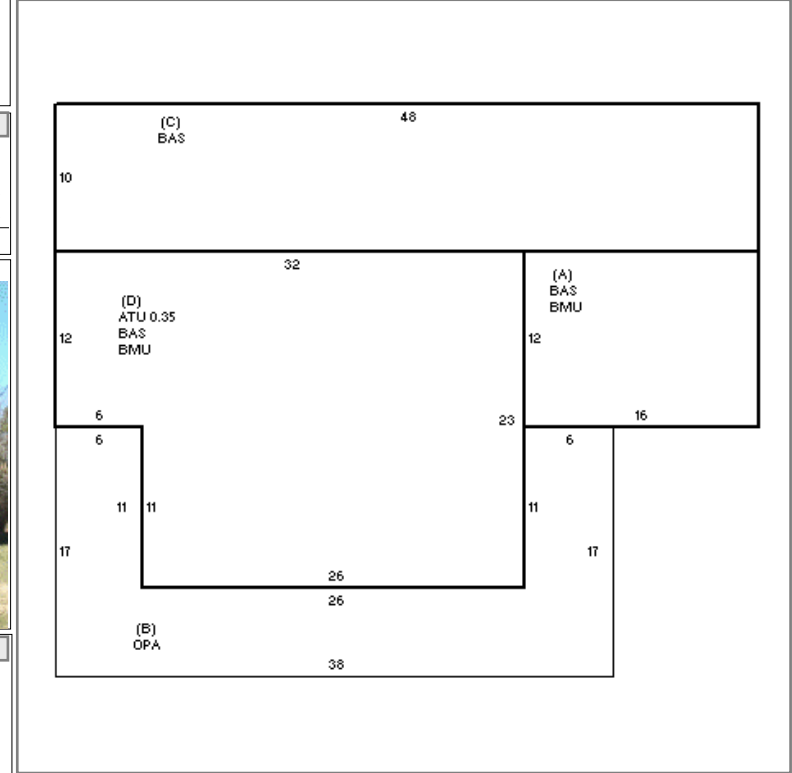
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|------|------|------|-----|------------|-----------|
| 103 | S | 12,500 | CIM | 32 | 1.00 | A | 1.00 | | | | | 234,200 |
| | | | | | | 322,400 | 2.53 | A | 1.00 | C02 | 1.00 | |

| TOTAL | 12,500 SF | ZONING | VB | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | CIM | NOTE | | | | LAND | 234,200 | 225,200 |
| St Ind | VB ORLEANS | | BUILDING | 161,300 | 153,600 | | | |
| Infl | AVERAGE | | DETACHED | 500 | 500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 396,000 | 379,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SW2 | A | 1.00 | 20 0.80 3 X 5 | | 15 | 40.60 | 500 |



| BLDG COMMENTS | | |
|---------------|--|-----------------|
| | | HANDCRAFT HOUSE |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/12/2008 | JH |
|----------|----|------|-------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | | | |
| STYLE | 31 | 1.20 | STORE(SM RETAIL [100%]) | LIST | 3/12/2008 | EST |
| QUALITY | A | 1.00 | AVG [100%] | REVIEW | 3/17/2008 | RJM |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1870 | SIZE ADJ | 1.360 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 1,342 | DETAIL ADJ | 1.174 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNF | 192 | | 46.62 | 8,951 |
| \$NLA(RCN) | \$177 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 192 | 1870 | 133.80 | 25,689 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 360 | | 33.69 | 12,128 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | C | BAS | L | BASE AREA | 480 | 2002 | 133.80 | 64,223 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | D | BMU | N | BSMT UNF | 670 | | 46.62 | 31,237 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | BAS | L | BASE AREA | 670 | 1870 | 133.80 | 89,645 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | D | ATU | N | ATTIC UNF | 235 | | 22.99 | 5,403 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 237,276 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| EFF.YR/AGE | 1982 / 41 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$161,300 |