

Key: 6769

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.996

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER TOWN OF MATOTT HOUSE 2198 MAIN STREET BREWSTER, MA 02631				31-6-0				200 WEST GATE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BREWSTER TOWN OF				05/15/1987	XX			5722-325			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9320	100	VAC.CONSERVATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
242	05/02/1997	7	ALTERATIONS	1,920			100	100
533	11/16/1993	2	ADD	100	03/01/1994		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
300	A	12.300	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03 1.00			147,600

TOTAL	12.300 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	147,600	139,000
St Ind	AVERAGE		BUILDING	174,300	167,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	321,900	306,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								(A) BAS
								26
								34

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	1	1.00	RANCH [100%]	REVIEW
QUALITY	A	1.00	AVG [100%]	
FRAME	1	1.00	WD FRAME [100%]	

BLDG COMMENTS

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	884	DETAIL ADJ	1.000
\$NLA(RCN)	\$299	OVERALL	0.850
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$5,525	
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	884	1966	234.67	207,447
	BMF	N	BSMT FINISH	200		34.29	6,857
	BMU	N	BSMT UNFINISHED	884		50.15	44,333

TOTAL RCN	264,161
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT/ELEC	
EFF.YR/AGE	1966 / 57
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$174,300

