

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 864

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631		90-45-0		52-98 OCEAN STREET EXT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BREWSTER DUNES I CO OP		05/07/1984	XX		4099-073

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES		UNIT52	1	1 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-866	09/18/2023	7	ALTERATIONS	21,000	04/24/2024	NF	100 100
830	10/24/2022	7	ALTERATIONS	150,000	04/03/2023	TCK	100 100
688	10/13/2020	7	ALTERATIONS	27,200	11/23/2020	NF	100 100
266	04/24/2020	7	ALTERATIONS	1,000	11/23/2020	NF	100 100
989	11/07/2019	7	ALTERATIONS	23,000	07/14/2020	NF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	6	1.00	A	1.00	A	1.00	2,630,400	1.00	A	1.00	BSB	12.00		3,640,170
200	A	1,377	6	1.00	A	1.00	A	1.00	1,446,000	1.00	A	1.00	BSB	12.00		1,991,140
200	A	1,377	6	1.00	A	1.00	A	1.00	1,446,000	1.00	A	1.00	BSB	12.00		1,991,140
300	A	1,868	6	1.00	A	1.00	A	1.00	144,000	1.00	A	1.00	BSB	12.00		268,990

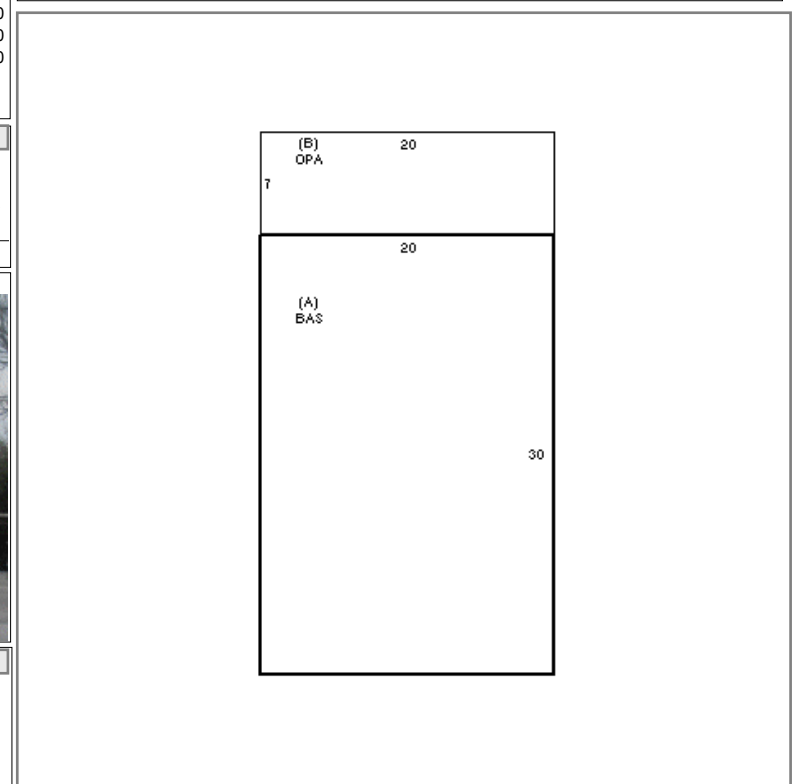
TOTAL	6.000 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	7,891,400	7,445,100
St Ind	AVERAGE		LAND	107,700	103,100			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	2,078,700	1,988,300			
					TOTAL	10,079,200	9,537,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00	30 0.70 10X16		160	12.50	1,400



BLDG COMMENTS
BREWSTER DUNES/BEACH FRONT
UNIT #52

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,925	
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	1	PIER	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	600	1958	225.55	135,329
B	OPA	N	OPEN PORCH	140		37.50	5,250
	WDK	N	WOOD DECK	160		29.40	4,704
	MST	O	MAS/METAL STACK	1		3,770.30	3,770
	ODS	O	OUTDOOR SHOWER	1		1,811.30	1,811

TOTAL RCN	153,789
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$107,700

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 865

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631					90-45-0					52-98 OCEAN STREET EXT				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES				UNIT58	2	2 of 13	
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
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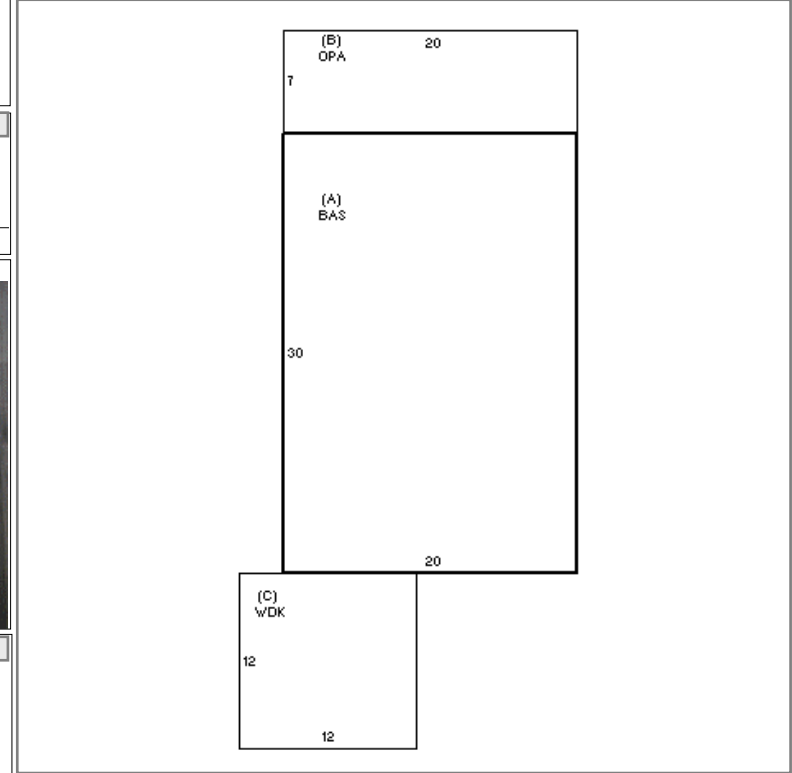
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	96,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT UNIT #58

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,954	
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	1	PIER	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	600	1958	227.80	136,682
B	OPA	N	OPEN PORCH	140		37.88	5,303
C	WDK	N	WOOD DECK	144		29.70	4,276
	ODS	O	OUTDOOR SHOWER	1		1,829.40	1,829

TOTAL RCN	151,044
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1961 / 62
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$96,700

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 866

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631		90-45-0	52-98 OCEAN STREET EXT	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES			UNIT60	3	3 of 13
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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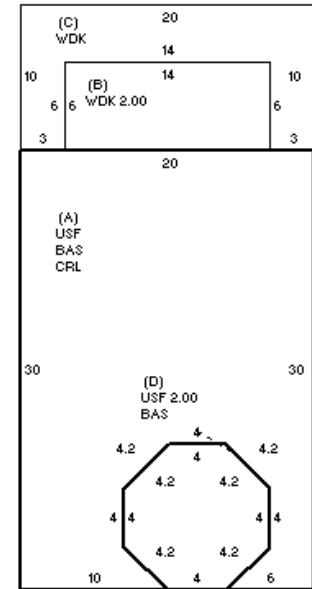
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	250,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT UNIT #60



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,282	DETAIL ADJ	1.000
\$NLA(RCN)	\$288	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$7,020	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	518		32.79	16,987
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	600	1958	324.79	194,873
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	682	1958	198.56	135,415
ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	284		42.34	12,024
FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608
INT FINISH	4	WALL BOARD	1.00								
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	368,927
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$250,900

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 867

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631	90-45-0	52-98 OCEAN STREET EXT
	TRANSFER HISTORY	DOS T SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES	UNIT64	4	4 of 13			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

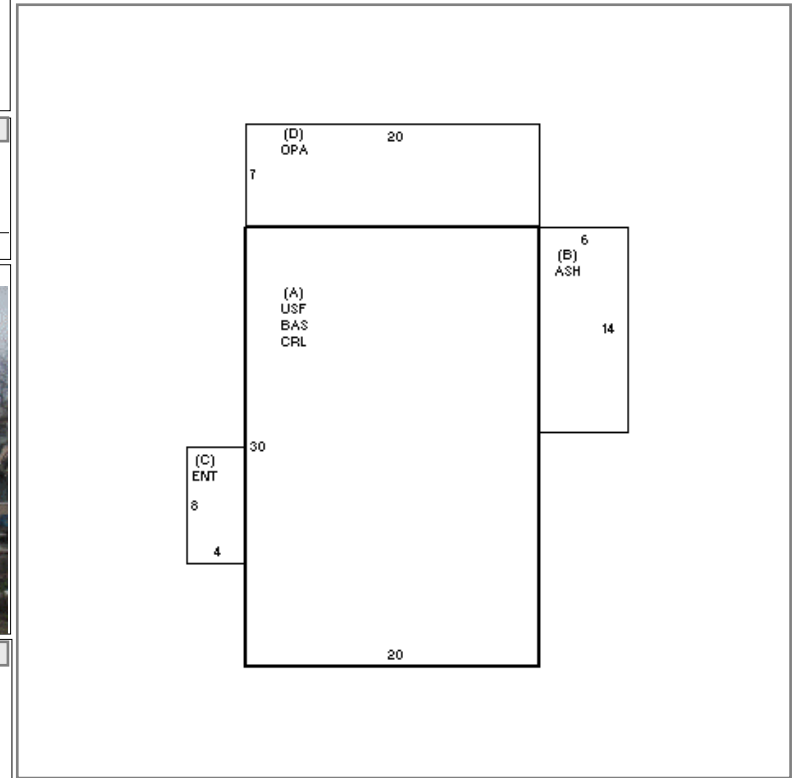
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	242,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT
UNIT #64



BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,200	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	600		32.79	19,677
\$NLA(RCN)	\$306	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	600	1958	324.79	194,873
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	600	1958	200.58	120,349
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ASH	N	ATT SHED	84		30.21	2,538
				FLOOR COVER	2	SOFTWOOD	1.00	C	ENT	N	ENCLOSED ENTRY	32		139.99	4,480
				INT FINISH	3	WD PANEL	1.00	D	OPA	N	OPEN PORCH	140		54.00	7,560
				HEATING/COOL	9	WARM/CL AIR	1.03	HTB	O	O	HOT TUB	1		8,352.70	8,353
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,608.20	2,608

TOTAL RCN	367,457
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$242,500

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 868

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631				90-45-0				52-98 OCEAN STREET EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			UNIT74	5	5 of 13	
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	96,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

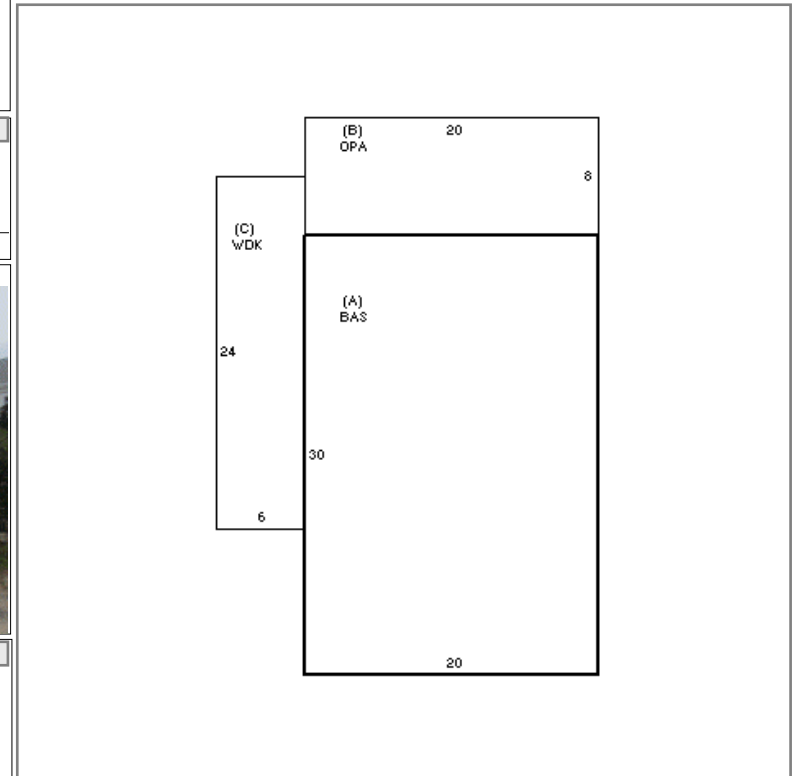
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT UNIT #74

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	154,808		
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	600	1958	232.31	139,388	CONDITION ELEM	CD		
\$NLA(RCN)	\$258	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	160		38.63	6,180	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	C	WDK	N	WOOD DECK	144		30.28	4,361	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT FINISH	3	WD PANEL	1.00									HEAT/ELEC	A		
				HEATING/COOL	7	FL/WALL UN	0.98												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		4	1.00																
BEDROOMS		2	1.00																
BATHROOMS		1	1.00																
FIXTURES		3	\$3,013																
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	1958 / 65		
																COND	38 38 %		
																FUNC	0		
																ECON	0		
																DEPR	38 % GD 62		
																RCNLD	\$96,000		

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 869

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631		90-45-0	52-98 OCEAN STREET EXT			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			UNIT78	6	6 of 13	
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
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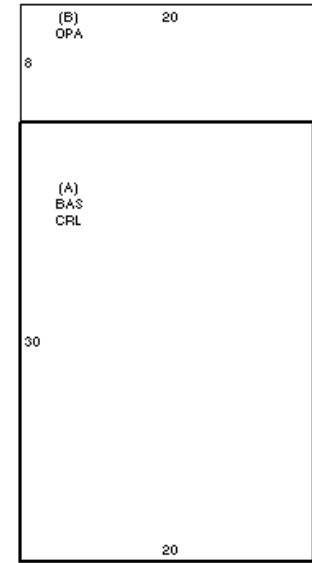
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	102,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT UNIT #78

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$274	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,013	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	600		23.46	14,074
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	600	1958	232.31	139,388
ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	160		38.63	6,180
ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	3	WD PANEL	1.00								
HEATING/COOL	7	FL/WALL UN	0.98								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	164,521
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1958 / 65
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$102,000

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 870

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CURRENT OWNER		PARCEL ID	LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631		90-45-0	52-98 OCEAN STREET EXT			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			UNIT82	7	7 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

L
A
N
D

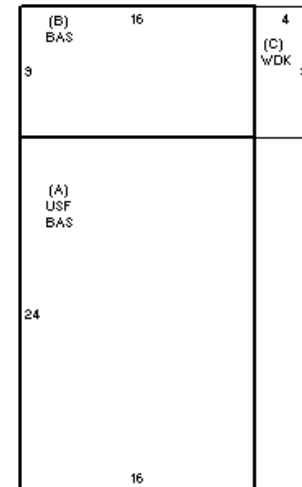
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	152,200	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/18/2024



BLDG COMMENTS
BEACH FRONT
UNIT #82



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E
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H
E
D

B
U
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L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$261	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	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	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	VINYL	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	528	1958	300.73	158,785
A	USF	L	UPPER STORY FIN	384	1958	185.72	71,318
C	WDK	N	WOOD DECK	36		39.19	1,411
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	237,829
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1961 / 62
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$152,200

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 871

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631		90-45-0	52-98 OCEAN STREET EXT			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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	124,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BEACH FRONT UNIT #88

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

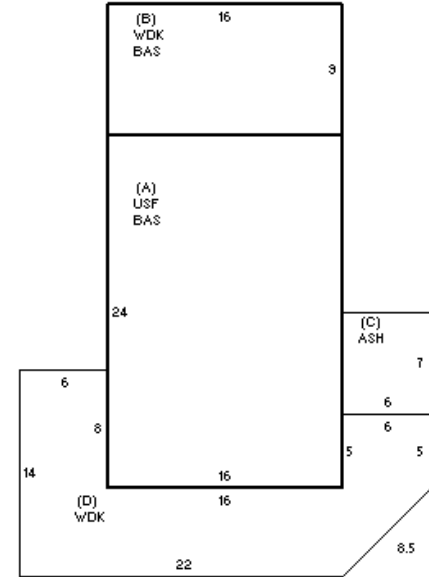
YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,925	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	528	1958	225.55	119,089
A	USF	L	UPPER STORY FIN	384	1958	139.29	53,489
+	WDK	N	WOOD DECK	372		29.40	10,937
C	ASH	N	ATT SHED	42		21.88	919
	ODS	O	OUTDOOR SHOWER	1		1,811.30	1,811

TOTAL RCN	189,169	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1965 / 58	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$124,900	

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES	UNIT88	8	8 of 13			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%



Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 872

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631				90-45-0				52-98 OCEAN STREET EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES				UNIT90	9	9 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

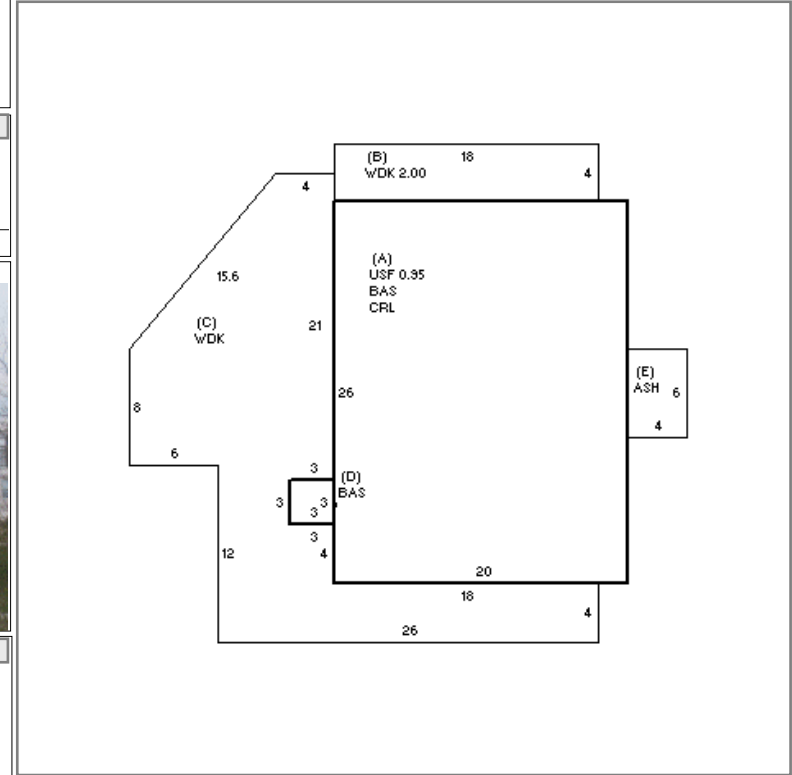
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	195,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT UNIT #90



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,023	DETAIL ADJ	1.000
\$NLA(RCN)	\$281	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,305	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	520		29.45	15,315
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	529	1958	291.71	154,313
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	494	1958	180.15	88,996
ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	523		38.02	19,887
FLOOR COVER	2	SOFTWOOD	1.00	E	ASH	N	ATT SHED	24		28.29	679
INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	287,838
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$195,700

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 873

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631	90-45-0	52-98 OCEAN STREET EXT
	TRANSFER HISTORY	DOS T SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES	UNIT92	10	10 of 13			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

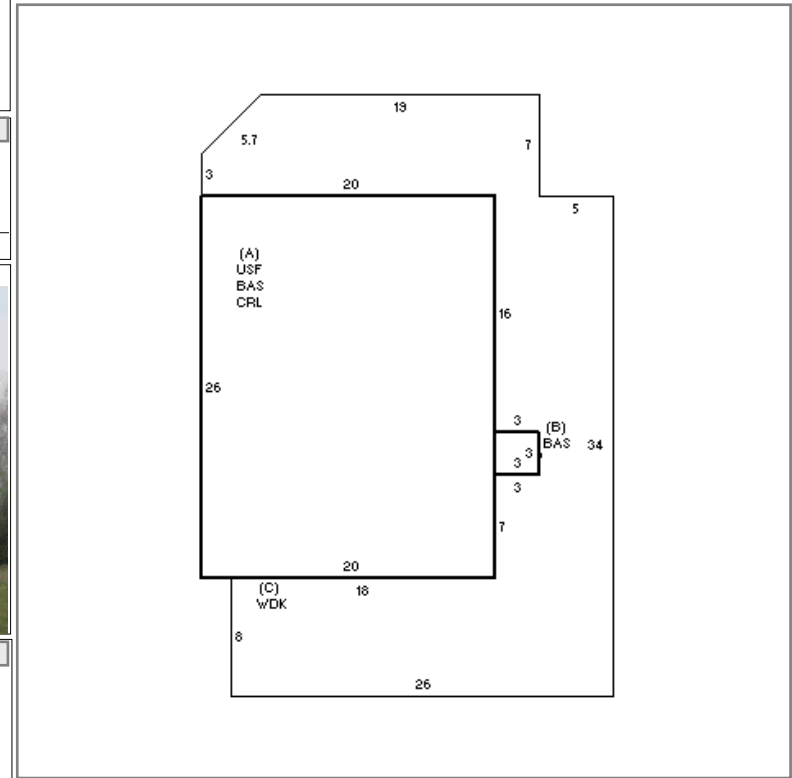
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	219,100	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BEACH FRONT
UNIT #92



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,933		
NET AREA	1,049	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	520		32.79	17,052				
\$NLA(RCN)	\$316	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	529	1958	324.79	171,813				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	520	1958	200.58	104,302				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	560		42.34	23,708				
				FLOOR COVER	2	SOFTWOOD	1.00		MST	O	MAS/METAL STACK	1		5,429.20	5,429				
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608				
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	G
																		INTERIOR	G
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	1965 / 58
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$219,100

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 874

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631				90-45-0				52-98 OCEAN STREET EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			UNIT98	11	11 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

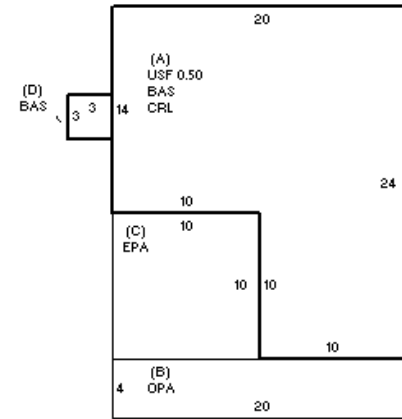
LAND

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	117,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

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

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

OBSTRUCTED VIEW
UNIT #98

G

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	183,383		
NET AREA	579	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	380		30.36	11,538	CONDITION ELEM	CD		
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	389	1958	300.73	116,984	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	190	1958	185.73	35,288	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	80		50.00	4,000	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	100		92.58	9,258	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1961 / 62
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$117,400

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 875

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631				90-45-0				52-98 OCEAN STREET EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			UNIT89	12	12 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

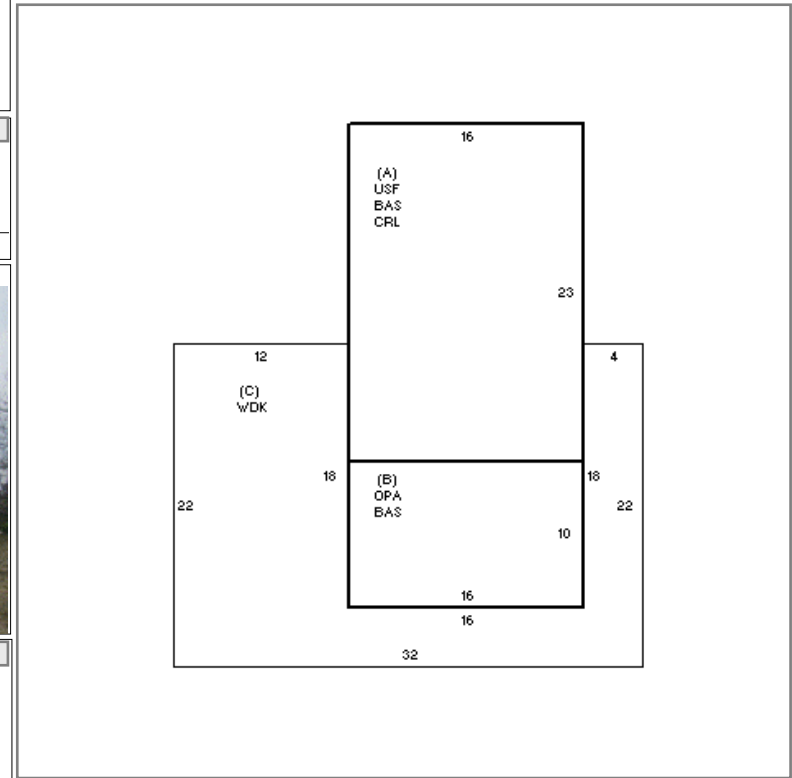
LAND

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	140,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/18/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST	WATER VIEW UNIT #89
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ	
QUALITY	L	0.75	LOW COST [100%]				
FRAME	1	1.00	WD FRAME [100%]				

G

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	212,170		
NET AREA	896	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	368		23.46	8,632	CONDITION ELEM	CD		
\$NLA(RCN)	\$237	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	528	1958	232.31	122,661	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	368	1958	143.47	52,797	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	160		38.63	6,180	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDC	N	WOOD DECK	416		30.28	12,597	BATHS	A		
				INT FINISH	3	WD PANEL	1.00		GFP	O	GAS FIREPLACE	1		2,414.80	2,415	HEAT/ELEC	A		
				HEATING/COOL	7	FL/WALL UN	0.98		ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1965 / 58
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$140,000

Key: 845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 876

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION
BREWSTER DUNES I CO OP RECREATIONAL HOUSING INC P O BOX 1827 BREWSTER, MA 02631	90-45-0	52-98 OCEAN STREET EXT
	TRANSFER HISTORY	DOS T SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES	UNIT68	13	13 of 13			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

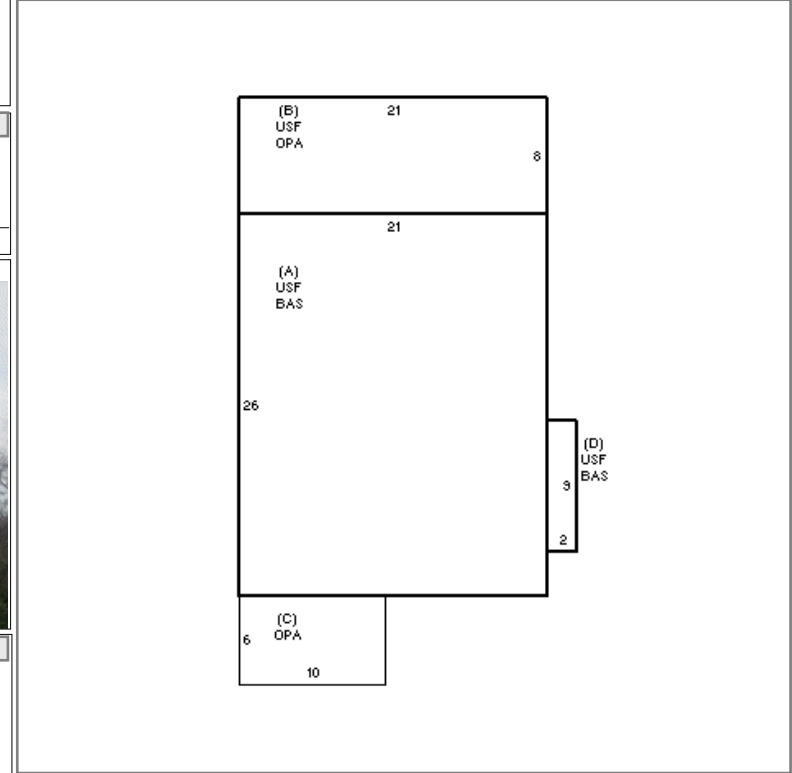
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	341,300	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
#68
INFO @ DOOR (11/24/20)



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,424	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	564	2013	324.79	183,181
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	732	2013	198.56	145,343
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	228		54.00	12,312
ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	351,868
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$341,300