

Key: 1268

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.378

LEGALS

LAND

DETACHED

BUILDING

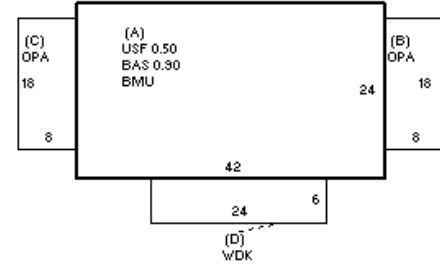
CURRENT OWNER		PARCEL ID		LOCATION	
CBI FARM OWNERS LLC C/O CHATHAM BARS INN RESORT & SPA 297 SHORE ROAD CHATHAM, MA 02633		101-26-0		3038-3044 MAIN STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CBI FARM OWNERS LLC		06/15/2012	Q	1,700,000	(197384)
GUILIANO FRANCIS J		12/16/1994	QS	144,500	(135841)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0370	100	Mixed-Comm/Chpt			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-783	09/01/2023	3	OUT BUILDING	5,000	05/21/2024	PJK	100 100
23-786	08/21/2023	2	ADD	45,000	05/21/2024	PJK	100 100
496	05/29/2019	2	ADD	3,500	07/08/2020	PJK	100 100
410	05/13/2013	3	OUT BUILDING	42,000			0 0
254	05/18/2011	2	ADD	7,000	08/03/2012	DF	100 100

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	296,050
253	A	6,804	CIM	1.00	A	1.00	A	1.00	77,000	1.00	A	1.00	9,270

TOTAL	7.722 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E	BARN IS #3038, PRODUCE STAND IS #3044			LAND	305,320	293,180
St Ind	AVERAGE		LAND	386,800	369,400			
Infl	AVERAGE		DETACHED	21,700	21,400			
			OTHER	288,600	272,900			
			TOTAL	1,002,420	956,880			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 16 X 30	2004	480	21.95	9,500
STB	G	1.20	10 0.90 IRREG	2002	600	21.96	11,900
DDK	A	1.00	10 0.90 5 X 6	2019	30	12.50	300



BUILDING	CD	ADJ	DESC	MEASURE	1/7/2011	MR
MODEL	1		RESIDENTIAL	LIST	1/7/2011	EST
STYLE	13	1.00	CONVERSION [100%]	REVIEW	6/2/2010	ER
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,458	
NET AREA	1,411	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		60.87	61,354	CONDITION ELEM	CD	
\$NLA(RCN)	\$326	OVERALL	0.980	EXT COVER	10	VERT BOARD	0.98	A	BAS	L	BASE AREA	907	2002	286.99	260,296	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	504	2002	200.21	100,906	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	288		53.90	15,523	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	144		42.26	6,085	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		3,334.80	6,670	HEAT/ELEC	A	
				HEATING/COOL	1	FORCED AIR	1.00		MST	O	MAS/METAL STACK	1		5,419.10	5,419			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$4,204															
GARAGE SPACES		2	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2002 / 21																
COND		16	16 %															
FUNC		0																
ECON		0																
DEPR		16	% GD	84														
RCNLD				\$386,800														

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CBI FARM OWNERS LLC				101-26-0				3038-3044 MAIN STREET			
C/O CHATHAM BARS INN RESORT & SPA				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
297 SHORE ROAD											
CHATHAM, MA 02633											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0370	100	Mixed-Comm/Chpt				2	2 of 3	
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

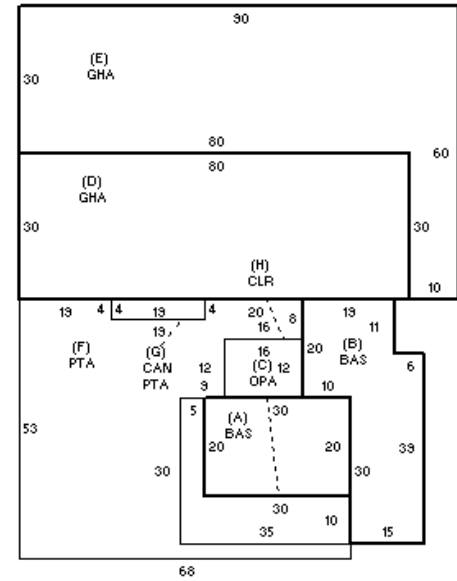
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	271,500	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Per Bldg Dept, building finished by 7/11, but paperwork delayed issuance of CO.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/7/2011	MR
MODEL	5		CIM	LIST	1/7/2011	EST
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	9/2/2024	PJK
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	4	0.98	METAL [78%]			

YEAR BLT	2010	SIZE ADJ	0.910	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	312,093		
NET AREA	6,884	DETAIL ADJ	1.012	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	600	2010	97.91	58,748	CONDITION ELEM	CD		
\$NLA(RCN)	\$45	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	884	2010	97.91	86,555	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	450		24.65	11,094	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	GHA	L	ATT GREENHOUSE	2,400	2010	24.91	59,782				
				FLOOR COVER	7	NONE	0.83	E	GHA	L	ATT GREENHOUSE	3,000	2010	24.91	74,727				
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	2,086		5.73	11,943				
				HEATING/COOL	9	WARM/COOL AIR	1.00	G	PTA	N	PATIO	76		5.73	435				
				FUEL SOURCE	2	GAS	1.00	G	CAN	N	CANOPY	76		19.75	1,501				
									H	CLR	N	COOLER	192		38.06	7,308			
																		EFF.YR/AGE	2010 / 13
																	COND	13 13 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$271,500	

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CURRENT OWNER				PARCEL ID				LOCATION							
CBI FARM OWNERS LLC				101-26-0				3038-3044 MAIN STREET							
C/O CHATHAM BARS INN RESORT & SPA				TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
297 SHORE ROAD															
CHATHAM, MA 02633															

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0370	100	Mixed-Comm/Chpt					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

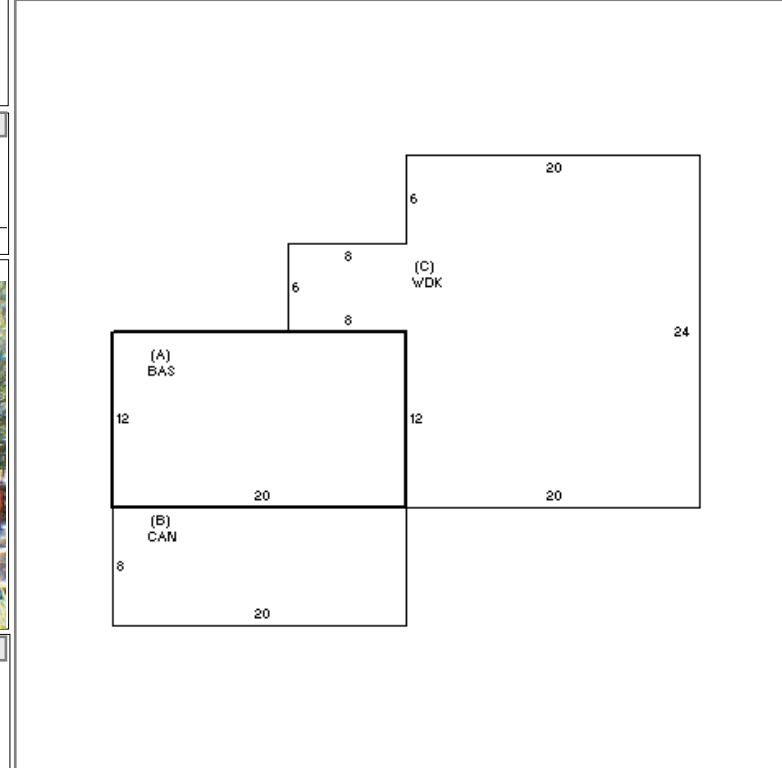
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	17,100	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	LIST
STYLE	58	0.36	UTILITY BLDG [100%]	REVIEW
QUALITY	G	1.10	GOOD [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	

BLDG COMMENTS

LOADING

YEAR BLT	2010	SIZE ADJ	1.760	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	17,115
NET AREA	240	DETAIL ADJ	0.282	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	240	2010	45.72	10,973	CONDITION ELEM	CD
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	CAN	N	CANOPY	160		9.22	1,475	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	528		8.84	4,667	INTERIOR	
				ROOF COVER	1	ASPH/CMP SHNGL	1.00										
				FLOOR COVER	2	SOFTWOOD	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	1.00										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		0	.92														
% AIR COND		0	1.00														
% SPRINKLERS		0	1.00														
																EFF.YR/AGE	0 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$17,100