

Key: 1278

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.390

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SLAVIN ROBERT A TRUSTEE ROBERTS REALTY TRUST 3238 MAIN STREET BREWSTER, MA 02631				102-70-0				3256 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SLAVIN ROBERT A TRUSTEE				12/21/2017	F		1 30981-179				
SLAVIN ROBERT F TRUSTEE				05/08/1986	XX		5064-339				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/26/2024	22	I & E					0 0
	02/22/2022	22	I & E					0 0
	01/11/2021	22	I & E					0 0
358	12/05/2006	7	ALTERATIONS	10,000	07/23/2007	RJM	100	100
27	01/17/2006	7	ALTERATIONS	4,500	07/23/2007	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	30,940	CIM	38	1.00	A	1.00					275,730
						322,400	1.20	A	1.00	C02	1.00	

TOTAL	30,940 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	275,700	265,100			
St Ind	SACHEM-ORLEANS		BUILDING	78,100	74,400			
Infl	AVERAGE		DETACHED	10,400	10,400			
			OTHER	0	0			
			TOTAL	364,200	349,900			

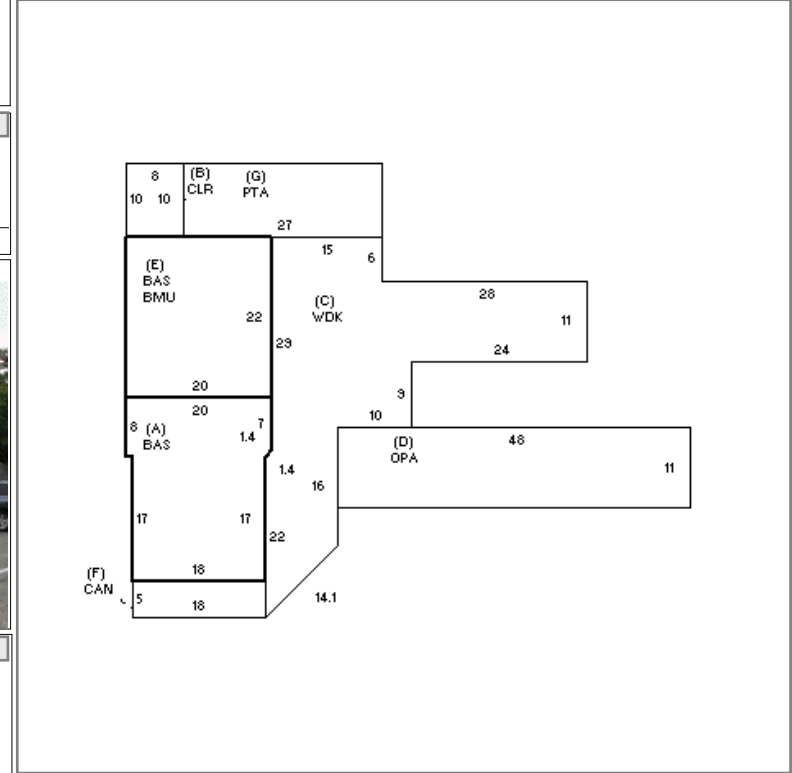
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		4,500	2.20	5,000
SW2	A	1.00	20 0.80 2 X 3		6	40.60	200
SHF	A	1.00	20 0.80 8 X 10		80	22.01	1,400
SHF	A	1.00	20 0.80 8 X 30		240	19.84	3,800



BLDG COMMENTS

COBIES RESTAURANT

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2007	RJM
MODEL	5		CIM	LIST	7/23/2007	RJM
STYLE	37	0.75	FAST FOOD [100%]	REVIEW	8/8/2007	ER
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.660	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	906	DETAIL ADJ	0.676	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	466	1950	84.58	39,413
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	CLR	N	COOLER	80		37.50	3,000
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	941		16.35	15,386
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	OPA	N	OPEN PORCH	528		21.30	11,244
				FLOOR COVER	9	CONCRETE	0.95	E	BMU	N	BSMT UNF	440		29.47	12,967
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	440	1950	84.58	37,214
				HEATING/COOL	1	FORCED AIR	1.00	F	CAN	N	CANOPY	90		17.06	1,535
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO	270		4.94	1,335

TOTAL RCN	122,094
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$78,100