

Key: 13871

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.339

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
2740 MAIN STREET HOLDINGS LLC 2907 MAIN STREET BREWSTER, MA 02631				90-207-0				2740 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
2740 MAIN STREET HOLDINGS				04/12/2012	QS	875,000	26243-193				
MCGINNIS JAMES				01/20/2006	F	1	20672-178				
BAYSIDE REALTY LLC				11/30/2005	F	1	20525-158				

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	%
302	04/20/2017	7	ALTERATIONS	2,894	07/05/2018	PJK	100	100
124	02/15/2017	7	ALTERATIONS	500,000	07/05/2018	PJK	100	100
330	06/10/2008	7	ALTERATIONS	5,000	04/06/2009	JH	100	100
346	06/01/2006	7	ALTERATIONS	7,000	03/25/2008	JH	100	100
103	03/01/2006	4	COMM BLDG	700,000	03/25/2008	JH	100	100

LAND

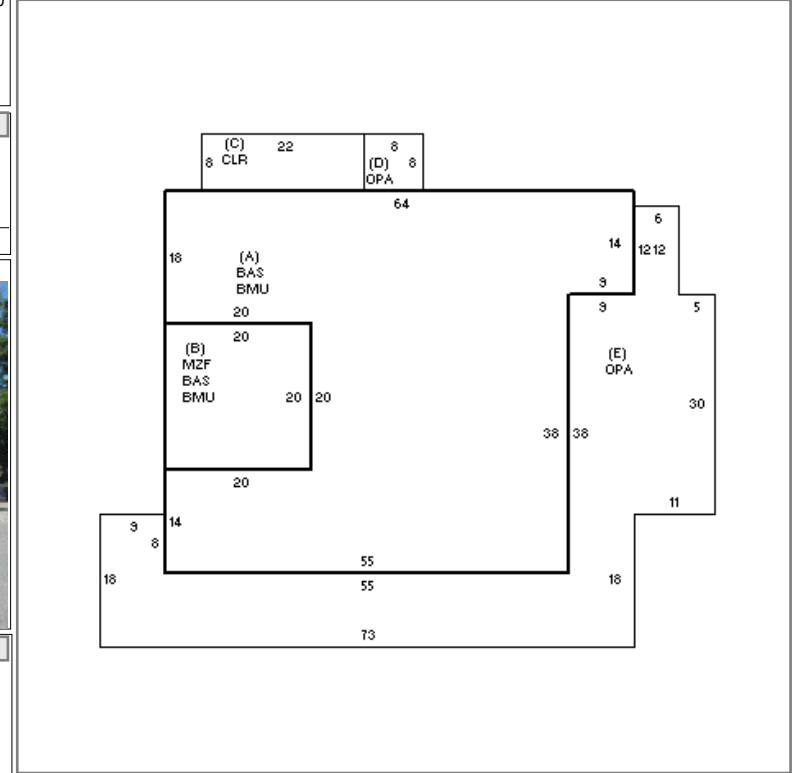
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	CIM 1.00	A 1.00	A 1.00	322,400	1.00	A 1.00	C02 1.00			296,050
303	A	0.019	CIM 1.00	A 1.00	A 1.00	14,200	1.00	A 1.00	C02 1.00			270

TOTAL

TOTAL	40,824 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	Division of M14 Parcel 61 for FY07 This is Lot 1 on Plan Book 603/70				LAND	296,300	284,900
St Ind	AVERAGE					BUILDING	1,102,100	1,061,100
Infl	AVERAGE					DETACHED	16,500	16,500
						OTHER	0	0
						<b>TOTAL</b>	<b>1,414,900</b>	<b>1,362,500</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	20 0.80	2007	9,100	2.20	16,000
SW2	E	1.80	10 0.90	2007	8	73.08	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	5		CIM	LIST	3/25/2008	JH
STYLE	86	2.35	SPA [100%]	REVIEW	6/23/2008	ER
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Ocean Edge Spa and SHE SELLS Gift store

BUILDING

YEAR BLT	2007	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,224,576			
NET AREA	2,986	DETAIL ADJ	2.417	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,586		93.51	241,806	CONDITION ELEM	CD			
\$NLA(RCN)	\$410	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,586	2007	268.35	693,952			EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	400		93.51	37,402	INTERIOR	V			
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	B	BAS	L	BASE AREA	400	2007	268.35	107,340					
				FLOOR COVER	2	SOFTWOOD	0.95	B	MZF	N	FIN MEZ	400		71.73	28,692					
				INT. FINISH	2	DRYWALL	1.00	C	CLR	N	COOLER	176		37.50	6,600					
				HEATING/COOL	9	WARM/COOL AIR	1.00	+	OPA	N	OPEN PORCH	1,610		67.57	108,784					
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2013 / 10	
																		COND	10 10%	
																		FUNC	0	
																		ECON	0	
																		DEPR	10 % GD 90	
																		RCNLD	\$1,102,100	