

Key: 1429

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.544

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| G & B PATEL LLC 2771 MAIN STREET BREWSTER, MA 02631 | | | | 90-99-0 | | | | 2771-2779 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| G & B PATEL LLC | | | | 01/14/2016 | C | 1,750,000 | 29393-127 | | | | |
| SAD NASIR J | | | | 02/18/1997 | QS | 622,500 | 10615-043 | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|--------|---------|
| 0310 | 65 | MULTI-USE COM | | | 1 | 1 of 4 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 24-363 | 05/08/2024 | 7 | ALTERATIONS | 13,500 | 05/21/2024 | PJK | 100 100 |
| 23-686 | 07/05/2023 | 4 | COMM BLDG | 16,000 | 05/21/2024 | PJK | 100 100 |
| 23-220 | 03/08/2023 | 7 | ALTERATIONS | 27,000 | 05/21/2024 | PJK | 100 100 |
| 246 | 03/25/2022 | 7 | ALTERATIONS | 80,000 | 05/21/2024 | PJK | 100 100 |
| 401 | 04/30/2019 | 7 | ALTERATIONS | 7,300 | 07/07/2020 | PJK | 100 100 |

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| 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 | 31 | 1.00 | A | 1.00 | 322,400 | 1.00 | A | 1.00 | 296,050 |
| 303 | A | 0.382 | CIM | 1.00 | 31 | 1.00 | A | 1.00 | 14,200 | 1.00 | A | 1.00 | 5,420 |

| TOTAL | 1.300 Acres | | ZONING | VB | FRNT | 0 | | | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------------|--|------------------|----------|------|---------|--|-----------|----------|-----------|----------|
| Nbhd | CIM | | N O T E | | | LAND | | 301,500 | | 289,900 | |
| St Ind | VB FOSTER-ELLIS | | | BUILDING | | 520,000 | | 454,400 | | | |
| Infl | AVERAGE | | | DETACHED | | 129,600 | | 128,900 | | | |
| | | | | OTHER | | 464,000 | | 438,100 | | | |
| | | | | | | TOTAL | | 1,415,100 | | 1,311,300 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------------|--------|-----------|--------|
| PAV | A | 1.00 | 30 0.70 | | 10,125 | 2.20 | 15,600 |
| SHF | A | 1.00 | 50 0.50 | 6 X 10 | 60 | 22.01 | 700 |
| SHF | - | 0.90 | 20 0.80 | 10 X 10 | 100 | 19.81 | 1,600 |
| CLR | A | 1.00 | 50 0.50 | 7 X 9 | 63 | 56.40 | 1,800 |
| SHM | A | 1.00 | 50 0.50 | TRUCK BODY-8 | 144 | 15.59 | 1,100 |
| SW2 | G | 1.20 | 20 0.80 | 6 X 10 | 60 | 48.72 | 2,300 |
| LH2 | A | 1.00 | 20 0.80 | | 1 | 4,959.60 | 4,000 |
| TN1 | A | 1.00 | 30 0.70 | | 6,000 | 2.60 | 10,900 |
| TN1 | A | 1.00 | 30 0.70 | | 12,000 | 2.60 | 21,800 |
| SIC | G | 1.20 | 01 1.00 | 27 X45 | 1,215 | 50.40 | 61,200 |
| PM2 | A | 1.00 | 20 0.80 | | 2 | 4,978.00 | 8,000 |
| W06 | A | 1.00 | 10 0.90 | | 50 | 13.30 | 600 |



BLDG COMMENTS

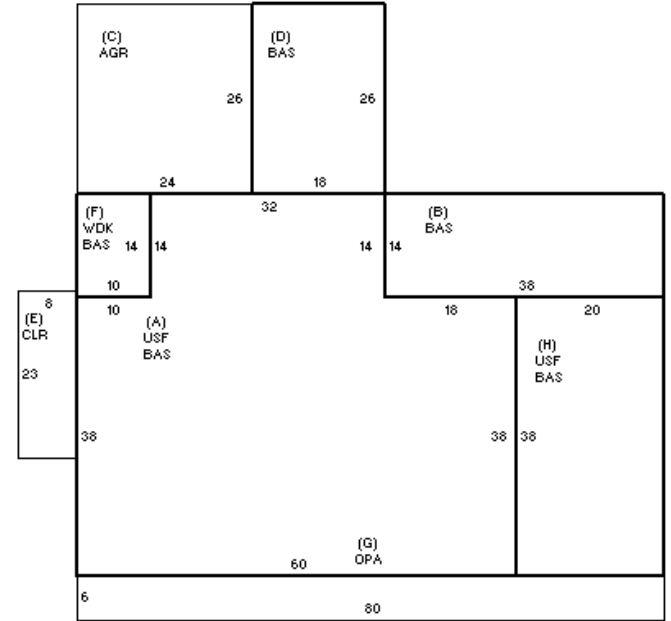
BREWSTER FARMS/INT=CC BLOCK APT=4-1-1

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| BUILDING | CD | ADJ | DESC | MEASURE | 5/21/2024 | PJK |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | LIST | 3/24/2008 | JH |
| STYLE | 31 | 1.20 | STORE(SM RETAIL [57%]) | REVIEW | 8/30/2024 | PJK |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 3 | 1.01 | FR W/VENEER [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 0.895 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 8,116 | DETAIL ADJ | 1.105 | FOUNDATION | 3 | FOUND. WALL | 1.00 | A | BAS | L | BASE AREA | 2,728 | 1950 | 82.88 | 226,086 |
| \$NLA(RCN) | \$89 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 2,728 | 1950 | 82.88 | 226,086 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 532 | 1950 | 82.88 | 44,090 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | C | AGR | N | ATT GARAGE | 624 | | 33.23 | 20,735 |
| | | | | FLOOR COVER | 5 | VINYL | 1.00 | D | BAS | L | BASE AREA | 468 | 1989 | 82.88 | 38,786 |
| | | | | INT. FINISH | 6 | MINIMUM | 0.95 | E | CLR | N | COOLER | 184 | | 37.50 | 6,900 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | F | BAS | L | BASE AREA | 140 | 1950 | 82.88 | 11,603 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | WDK | N | WOOD DECK | 140 | | 16.02 | 2,243 |
| | | | | | | | | G | OPA | N | OPEN PORCH | 480 | | 20.87 | 10,016 |
| | | | | | | | | H | BAS | L | BASE AREA | 760 | 1950 | 82.88 | 62,986 |
| | | | | | | | | H | USF | L | UP-STRY FIN | 760 | 2023 | 82.88 | 62,986 |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,668.00 | 9,668 |

| TOTAL RCN | 722,185 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | G | |
| EFF.YR/AGE | 1988 / 35 | |
| COND | 28 28 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 28 % GD | 72 |
| RCNLD | \$520,000 | |



Key: 1429

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.546

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-----------|---|------------|--------------|-----------------------|--|--|--|
| G & B PATEL LLC 2771 MAIN STREET BREWSTER, MA 02631 | | | | 90-99-0 | | | | 2771-2779 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |

| CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|------|-------|-----|--------|--|
| 0310 | 65 | MULTI-USE COM | | | | | 3 | 3 of 4 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % | |

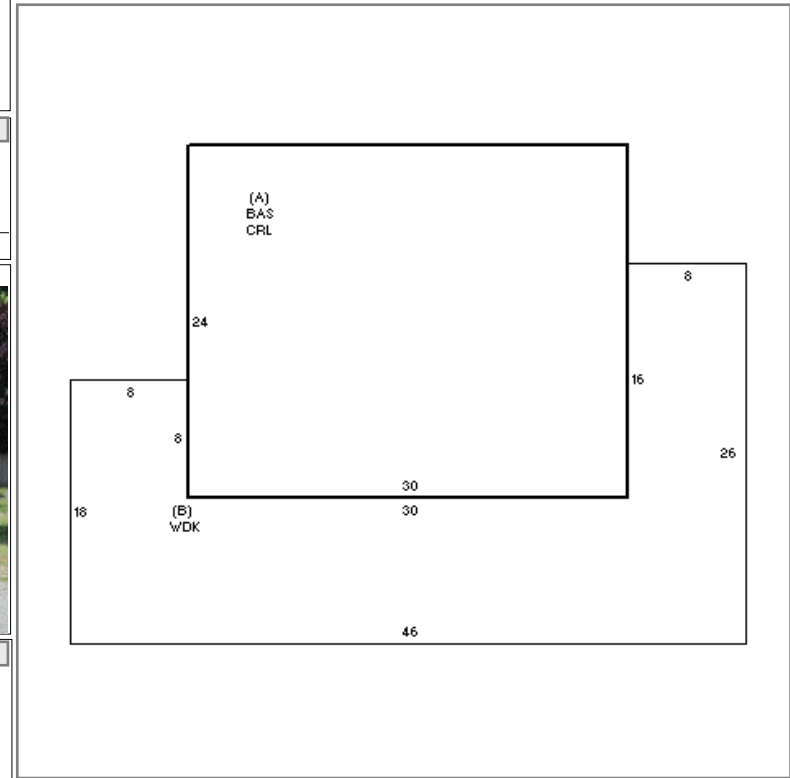
LAND

| 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 | 163,400 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/24/2008 | JH |
|----------|----|------|--------------------|------------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/24/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 5/1/2008 | ER |
| QUALITY | - | 0.90 | MINUS AVE [100%] | BLOCK FOUNDATION | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1965 | SIZE ADJ | 1.000 |
|---------------|-------|------------|-------|
| NET AREA | 720 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$334 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 3 | \$3,615 | |
| 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 | 720 | | 26.24 | 18,890 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 720 | 1965 | 269.64 | 194,138 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 652 | | 36.34 | 23,692 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | |
| FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 7 | FL/WALL UN | 0.98 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 240,335 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | G |
| EFF.YR/AGE | 1969 / 54 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$163,400 |

Key: 1429

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.547

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|-----------|-----------------------|------------|--------------|--|
| G & B PATEL LLC 2771 MAIN STREET BREWSTER, MA 02631 | | 90-99-0 | 2771-2779 MAIN STREET | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|-------|----|--------|
| 0310 | 65 | MULTI-USE COM | | | | 4 | 4 of 4 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| | | | | | | | |

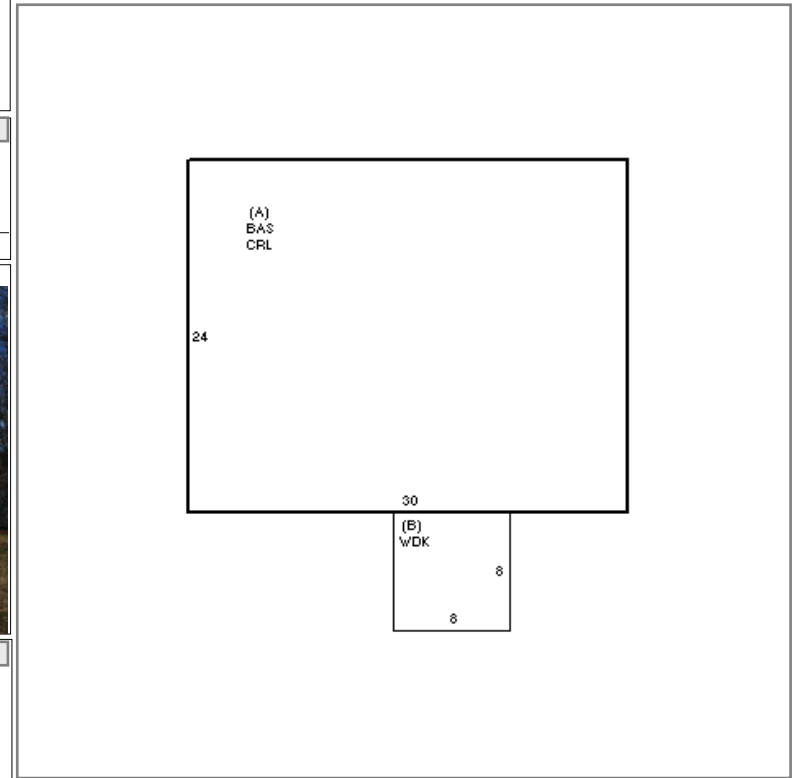
LAND

| 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 | 153,300 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/24/2008 | JH |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/24/2008 | JH |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 4/29/2009 | ER |
| QUALITY | - | 0.90 | MINUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
BLOCK FOUNDATION

G

| YEAR BLT | 1965 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 218,969 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------------|---------|-------|------------|
| NET AREA | 720 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN WALL | 1.00 | A | CRL | N | BSMT CRAWL | 720 | | 26.24 | 18,890 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$304 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 720 | 1965 | 269.64 | 194,138 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 64 | | 36.34 | 2,326 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | | | | | | | | KITCHEN | A | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | G | | |
| | | | | HEATING/COOL | 7 | FL/WALL UN | 0.98 | | | | | | | | | EFF.YR/AGE 1973 / 50 | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | COND | 30 30 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$153,300 |