

Key: 1430

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.548

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
2759 MAIN STREET INC PO BOX 2241 BREWSTER, MA 02631				90-98-0				2759 MAIN STREET				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
2759 MAIN STREET INC				01/12/2007	QS	475,000	21695-161					
K & M INVESTMENTS LLC				03/15/2002	QS	300,000	14934-291					
BENZ EDWARD G TRUSTEE				08/31/1988	XX	1	6420-006					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	50	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
408	07/20/2005	11	CHANGE OF US		07/24/2006	RJM	100	100
396	07/20/2005	11	CHANGE OF US		07/24/2006	RJM	100	100
709	11/20/2003	7	ALTERATIONS	20,000	07/24/2006	RJM	100	100
364	06/22/2001	4	COMM BLDG	50	07/24/2006	RJM	100	100

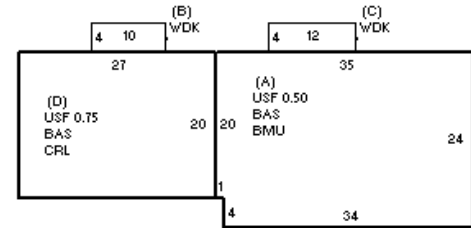
LEGALS AND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	16,800	CIM 1.00	31 1.00	A 1.00	322,400	1.96	A 1.00	C02	1.00		243,960

TOTAL	16,800 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	244,000	234,600
St Ind	VB FOSTER-ELLIS		BUILDING	190,200	183,500			
Infl	AVERAGE		DETACHED	6,600	6,600			
			OTHER	88,800	85,500			
						<b>TOTAL</b>	<b>529,600</b>	<b>510,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		4,000	2.20	6,200
SW2	G	1.20	10 0.90	3 X 3	9	48.72	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2008	JH
MODEL	6		CIM-6	LIST	3/26/2008	REF
STYLE	20	1.25	OFFICE BUILDING [100%]	REVIEW	5/1/2008	ER
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
ATLANTIC PAYROLL/ STEVEN ELLARD-CPA/T O'DONNELL

YEAR BLT	1978	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	250,228
NET AREA	2,199	DETAIL ADJ	1.175	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	836		32.82	27,436		
\$NLA(RCN)	\$114	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	836	1978	93.62	78,269		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	418	1978	93.62	39,135		
				ROOF COVER	2	WOOD SHINGLE	1.01	B	WDK	N	WOOD DECK	40		27.00	1,080		
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	48		26.98	1,295		
				INT. FINISH	2	DRYWALL	1.00	D	CRL	N	CRAWL	540		6.93	3,742		
				HEATING/COOL	5	ELECTRIC BB	0.98	D	BAS	L	BAS AREA	540	1978	93.62	50,557		
				FUEL SOURCE	3	ELECTRIC	1.00	D	USF	L	UP-STRY FIN	405	1978	93.62	37,918		
									F21	O	FPL 2S 1OP	1		10,796.00	10,796		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																EFF.YR/AGE	1996 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$190,200

