

Key: 1434

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.557

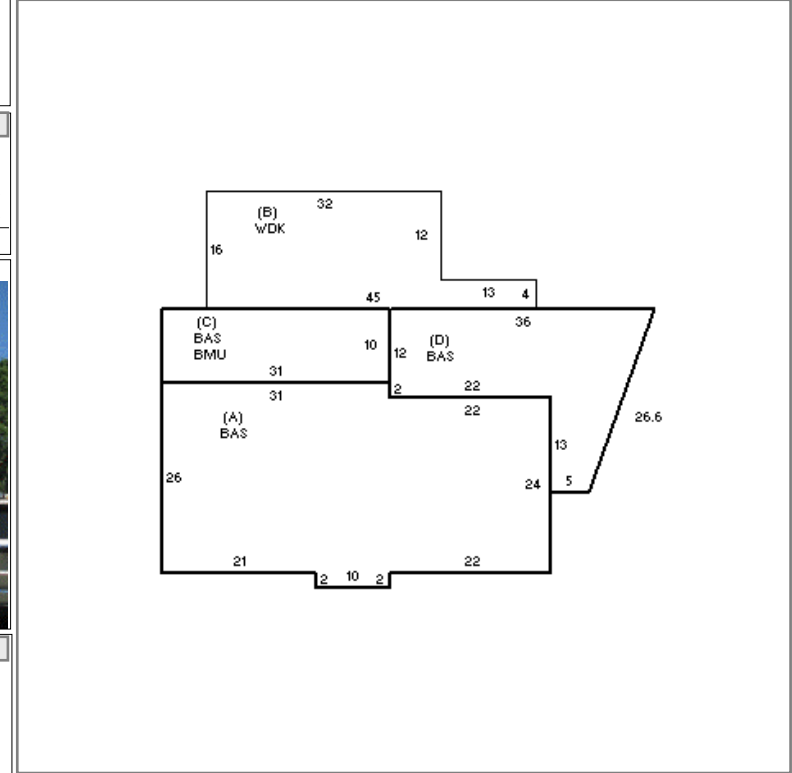
LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION								
N & N REAL PROPERTIES LLC 34 RUSSET ROAD BREWSTER, MA 02631				89-21-0				2689 MAIN STREET								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
N & N REAL PROPERTIES LLC				04/02/2004	C	600,000	18402-238									
JOSUNIAN LLC				03/05/1999	C	500,000	12107-234									
PERREAULT RALPH A TRUSTEE				12/12/1997	QS	173,000	11113-103									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	30,303	CIM	1.00	31	1.00	A	1.00	322,400	1.22	A	1.00	C02	1.00		274,320

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-160	03/21/2023	7	ALTERATIONS	800	05/21/2024	PJK	100	100
	04/08/2020	22	I & E				0	0
674	11/22/2011	2	ADD	12,000	06/19/2013	TRL	100	100
632	12/08/2010	2	ADD	8,200	08/03/2012	DF	100	100
593	11/22/2010	3	OUT BUILDING	500	01/07/2011	MR	100	100

TOTAL	30,303 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	274,300	263,800
St Ind	VB FOSTER-ELLIS		BUILDING	174,400	166,100			
Infl	AVERAGE		DETACHED	7,700	7,700			
			OTHER	0	0			
						TOTAL	456,400	437,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,000	2.20	5,500
SW2	A	1.00	10 0.90 2 X 3	2005	6	40.60	200
SHF	G	1.20	10 0.90 4 X 10	2007	40	27.53	1,000
SHF	G	1.20	10 0.90 4 X 10	2010	40	27.53	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2008	JH
MODEL	6		CIM-6	LIST	3/24/2008	EST
STYLE	39	1.12	RESTAURANT [100%]	REVIEW	5/2/2008	ER
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
JT'S SEAFOOD- 122 SEATS

YEAR BLT	1950	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	207,659		
NET AREA	2,166	DETAIL ADJ	1.021	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BAS AREA	1,354	1950	85.20	115,364	CONDITION ELEM	CD		
\$NLA(RCN)	\$96	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	564		24.56	13,852	EXTERIOR	E		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNF	310		29.87	9,259	INTERIOR	E		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	C	BAS	L	BAS AREA	310	1950	85.20	26,413				
				FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BAS AREA	502	2011	85.20	42,771				
				INT. FINISH	4	WALL BOARD	0.96												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2007 / 16
																		COND	16 16%
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$174,400

BUILDING