Key: 1435

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.558

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TKC INVESTMENTS LLC **21 WORMWOOD STREET** **APT. 402** **BOSTON, MA 02210**	**89-20-0**	**2671 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TKC INVESTMENTS LLC	05/17/2021	C	765,000	34119-146
BROTHERS GARY & SHIRLEY T	03/30/2020	F	10	32796-208
BROTHERS GARY & SHIRLEY	05/21/1999	QS	390,000	12286-209

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3260	**100**	**RESTAURANTS**		**1**	**1 of 1**

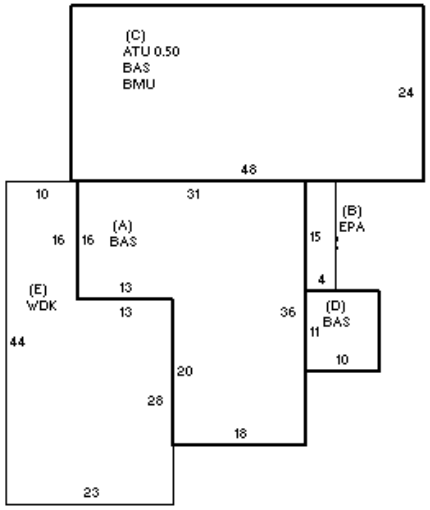
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-625	05/04/2023	3	OUT BUILDING	500	05/21/2024	PJK	100	100
23-383	04/20/2023	7	ALTERATIONS	50,000	05/21/2024	PJK	100	100
635	07/13/2021	7	ALTERATIONS	112,301	06/28/2022	PJK	100	100
609	07/19/2018	7	ALTERATIONS	9,800	06/24/2019	TCK	100	100
532	06/22/2018	7	ALTERATIONS	500	06/24/2019	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,819	CIM 1.00	31 1.00	A 1.00	322,400	1.13	A 1.00	C02 1.00			282,170

TOTAL	33,819 SF	ZONING	VB	FRNT	0
Nbhd	CIM	NOTE			
St Ind	VB FOSTER-ELLIS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	282,200	271,300
BUILDING	283,200	273,100
DETACHED	22,400	22,300
OTHER	0	0
TOTAL	**587,800**	**566,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			20,000	2.20	22,000
SW2	G 1.20	10 0.90	2 X 4		8	48.72	400

PHOTO 06/28/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	39	1.12	RESTAURANT [100%]
QUALITY	G+	1.15	GOOD + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/24/2008	JH
LIST	3/24/2008	EST
REVIEW	8/18/2022	PJK

BLDG COMMENTS

Kitchen Cafe

YEAR BLT	1985	SIZE ADJ	1.160
NET AREA	2,118	DETAIL ADJ	1.096
$NLA(RCN)	$169	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	856	1985	124.32	106,418
B	EPA	N	ENCL PORCH	60		41.24	2,475
C	BMU	N	BSMT UNF	1,152		43.32	49,904
C	BAS	L	BASE AREA	1,152	1985	124.32	143,216
C	ATU	N	ATTIC UNF	576		21.36	12,305
D	BAS	L	BASE AREA	110	1985	124.32	13,675
E	WDK	N	WOOD DECK	804		24.03	19,323
	F21	O	FPL 2S 1OP	1		11,189.40	11,189

TOTAL RCN	358,503

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G

EFF.YR/AGE	2002 / 21		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$283,200