

Key: 1438

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.562

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| LEIGHTON KELLER LLC 35 ROUTE 134 UNIT 1 SOUTH DENNIS, MA 02660 | | | | 89-25-0 | | | | 2672 MAIN STREET | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LEIGHTON KELLER LLC | | | | 11/17/2017 | QS | 315,250 | 30904-282 | | | | |
| SNIDER KELLY R & | | | | 04/12/2002 | QS | 229,900 | 15047-061 | | | | |
| LEARY LEONA | | | | 09/15/1965 | XX | | 1311-772 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-----------------|-------------|---------|------------|-----|--------|-----|
| 3400 | 100 | GEN OFFICE BLDG | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | 03/26/2024 | 22 | I & E | | | | | 0 0 |
| | 02/24/2022 | 22 | I & E | | | | | 0 0 |
| | 02/11/2020 | 22 | I & E | | | | | 0 0 |
| | 11/17/2017 | 15 | SALE REVIEW | 315,250 | 08/08/2018 | JMG | 100 | 100 |
| 629 | 10/22/2004 | 7 | ALTERATIONS | 600 | 07/24/2006 | RJM | 100 | 100 |

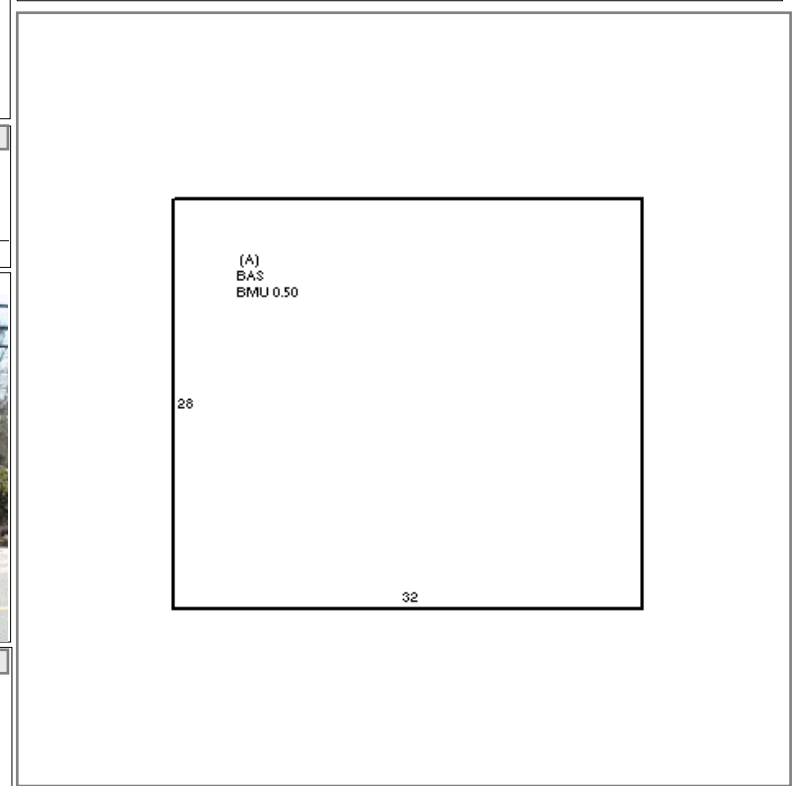
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| 103 | S | 9,000 | CIM | 1.00 | 31 | 1.00 | A | 1.00 | 322,400 | 3.40 | A | 1.00 | C02 | 1.00 | | | | | | | | | 226,180 |

| TOTAL | 9,000 SF | | ZONING | VB | FRNT | 0 | | | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------------|--|--------|----|------|---|--|--------------|----------------|----------------|----------|
| Nbhd | CIM | | NOTE | | | | | LAND | 226,200 | 217,500 | |
| St Ind | VB FOSTER-ELLIS | | | | | | | BUILDING | 132,900 | 126,500 | |
| Infl | AVERAGE | | | | | | | DETACHED | 200 | 200 | |
| | | | | | | | | OTHER | 0 | 0 | |
| | | | | | | | | TOTAL | 359,300 | 344,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------|-------|-----------|-------|
| SW2 | G | 1.20 | 10 0.90 | 2 X 2 | | 48.72 | 200 |



BLDG COMMENTS
LEIGHTON REALTY (FORMERLY SALON ON 6)



| BUILDING | CD | ADJ | DESC | MEASURE | 3/24/2008 | JH |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | LIST | 3/24/2008 | EST |
| STYLE | 20 | 1.25 | OFFICE BUILDING [100%] | REVIEW | 5/2/2008 | ER |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1960 | SIZE ADJ | 1.680 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|-------|------------|-------|--------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 896 | DETAIL ADJ | 1.246 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNF | 448 | | 61.12 | 27,383 |
| \$NLA(RCN) | \$206 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 896 | 1960 | 175.42 | 157,174 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | | | | | | | | |
| % HEATED | 100 | | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | | | | | | | | |
| % AIR COND | 100 | | 1.03 | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| % SPRINKLERS | 0 | | 1.00 | HEATING/COOL | 11 | HOT WT/COOL AIR | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 184,557 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | G | |
| EFF.YR/AGE | 1988 / 35 | |
| COND | 28 | 28 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 28 | % GD 72 |
| RCNLD | \$132,900 | |