

Key: 1543

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.680

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
OSPI LLC 150 MOUNT VERNON STREET SUITE 500 BOSTON, MA 02125				78-76-0				2553 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OSPI LLC				12/14/2023	QS	2,475,000	36133-303				
ROWAN MICHELE A TRUSTEE				06/04/1997	F	100	10783-295				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3020	100	INNS				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-484	05/31/2024	7	ALTERATIONS	2,000				0 0
24-477	05/24/2024	7	ALTERATIONS	75,000				0 0
24-311	04/02/2024	7	ALTERATIONS	30,000				0 0
24-125	03/05/2024	7	ALTERATIONS	500,000				0 0
24-184	03/01/2024	7	ALTERATIONS	100,000				0 0

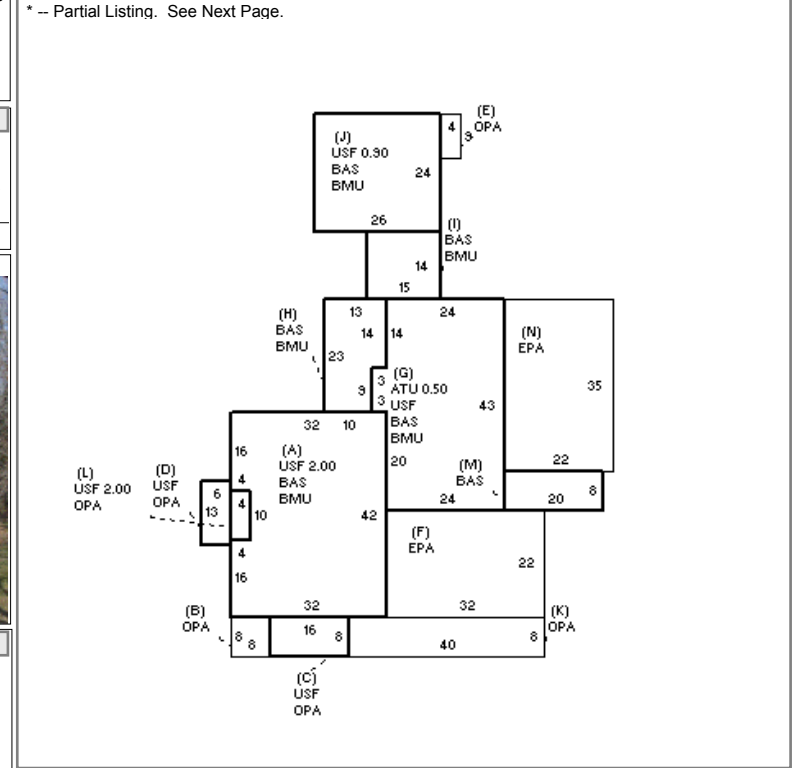
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	CIM	1.00	37	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00		296,050
253	A	2.202	CIM	1.00	37	1.00	A	1.00	77,000	1.00	A	1.00	C02	1.00		169,550

TOTAL	3.120 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	465,600	314,800			
St Ind	PAINES-SACHEM		BUILDING	1,428,200	917,700			
Infl	AVERAGE		DETACHED	3,500	3,500			
			OTHER	283,500	270,000			
TOTAL				2,180,800	1,506,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12 X 20		240	19.84	3,300
SW1	A	1.00	20 0.80 2 X 3		6	33.80	200



BLDG COMMENTS  
 OLD SEA PINES INN(B & B)14 ROOMS, 18 FULL BATHS, 5 HALF BATHS/FIRST FL- OFFICE, DININGRM, LIV RM, & COMM KITCHEN/SECOND FL - 9 INN RMS/THIRD FL - 4 INN RMS/OWN OCC



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2008	JH
MODEL	5		CIM	LIST	3/26/2008	JH
STYLE	17	2.13	INN [93%]	REVIEW	5/2/2008	ER
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	0.895	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,983,557
NET AREA	8,144	DETAIL ADJ	2.044	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,304		66.77	87,071		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,304	1850	191.63	249,882		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UP-STRY FIN	2,608	1942	191.63	499,765		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	+	OPA	N	OPEN PORCH	666		48.25	32,134		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UP-STRY FIN	128	1942	191.63	24,528		
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	78	1942	191.63	14,947		
				HEATING/COOL	4	STEAM	1.01	+	EPA	N	ENCL PORCH	1,474		63.57	93,704		
				FUEL SOURCE	2	GAS	1.00	G	BMU	N	BSMT UNF	1,059		66.77	70,712		
								G	BAS	L	BASE AREA	1,059	1850	191.63	202,934		
								G	USF	L	UP-STRY FIN	1,059	1942	191.63	202,934		
								G	ATU	N	ATTIC UNF	530		32.93	17,452		
								H	BMU	N	BSMT UNF	272		66.77	18,162		
								H	BAS	L	BASE AREA	272	1850	191.63	52,123		
								I	BMU	N	BSMT UNF	210		66.77	14,022		
								I	BAS	L	BASE AREA	210	1850	191.63	40,242		
								J	BMU	N	BSMT UNF	624		66.77	41,666		

CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
EFF.YR/AGE	1988 / 35	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$1,428,200	

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OSPI LLC				78-76-0				2553 MAIN STREET			
150 MOUNT VERNON STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SUITE 500											
BOSTON, MA 02125											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3020	100	INNS				1	2 of 3	
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

\* -- Partial Listing. See Previous Page.

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND		
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
J	BAS	L	BASE AREA	624	1850	191.63	119,576			
J	USF	L	UP-STRY FIN	562	1942	191.63	107,695			
L	USF	L	UP-STRY FIN	80	1942	191.63	15,330			
M	BAS	L	BASE AREA	160	2006	191.63	30,660			
	F31	O	FPL 3S 1OP	1		23,181.00	23,181			
	F33	O	FPL 3S 3OP	1		24,837.00	24,837			

EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

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3020	100	INNS				2	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

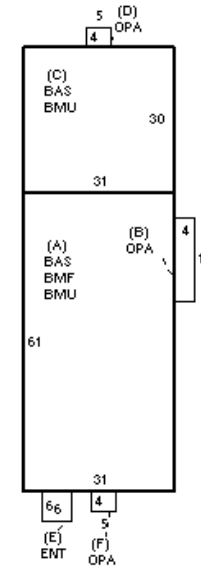
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	283,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/25/2008
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2008	JH	BLDG COMMENTS NORTH COTTAGE/MAJOR RENO-1989 7 B & B UNITS W/ FULL BATHS
MODEL	5		CIM	LIST	3/26/2008	JH	
STYLE	43	1.12	MOTEL [100%]	REVIEW	5/2/2008	ER	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1952	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,790
NET AREA	4,712	DETAIL ADJ	1.042	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,891		29.36	55,523	CONDITION ELEM	CD
\$NLA(RCN)	\$84	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	L	BSMT FIN	1,891	1952	32.58	61,607	EXTERIOR	G
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,891	1952	84.26	159,342	INTERIOR	G
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00	+	OPA	N	OPEN PORCH	108		21.21	2,291		
% HEATED	100	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	BMU	N	BSMT UNF	930		29.36	27,306		
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	930	1952	84.26	78,365		
% SPRINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98	E	ENT	N	ENCL ENTRY	36		25.42	915		
				FUEL SOURCE	3	ELECTRIC	1.00	F11	O	O	FPL 1S 1OP	1		8,441.00	8,441		
EFF.YR/AGE 1988 / 35																	
COND 28 28 %																	
FUNC 0																	
ECON 0																	
DEPR 28 % GD 72																	
RCNLD \$283,500																	