Key: 1597

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.734

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
INVESTMENT REALTY OF BREWSTER LLC BOX 529 BREWSTER, MA 02631	78-48-0	2421 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
INVESTMENT REALTY OF BREW	01/31/2014	O	267,500	27965-238
CHILLINGSWORTH INC	02/17/1976	XX	115,000	2300-054

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	%
	03/04/2024	22	I & E				0	0
295	04/08/2022	7	ALTERATIONS	16,000	07/18/2023	PJK	100	100
818	11/12/2020	7	ALTERATIONS	18,000	02/04/2021	PJK	100	100
	02/13/2020	22	I & E				0	0
815	10/06/2014	7	ALTERATIONS	1,300	07/07/2015	RJM	100	100

LAND

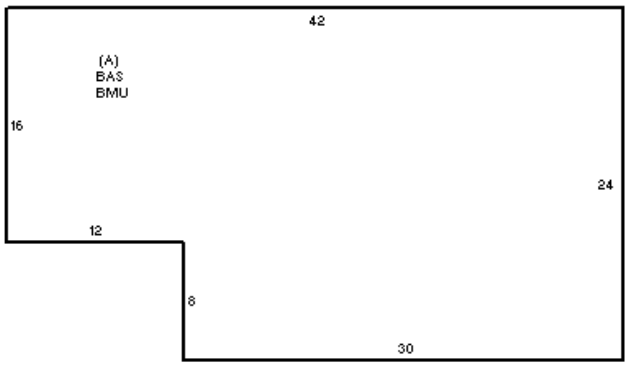
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	19,748	CIM 1.00	31 1.00	A 1.00	322,400	1.71	A 1.00	C02 1.00			250,610
350	A	0.039	10 1.00	31 1.00	A 1.00	2,100	1.00	A 1.00	TWP 1.00			80

TOTAL	21,415 SF	ZONING	VB	FRNT	0

Nbhd	CIM
St Ind	VB FOSTER-ELLIS
Infl	AVERAGE

NOTE: combined w/portion of Parcel 74 for F/Y 2005 -- Now Lot 2 on Plan Book 583/17

ASSESSED	CURRENT	PREVIOUS
LAND	250,700	241,100
BUILDING	153,100	140,000
DETACHED	3,300	3,200
OTHER	0	0
TOTAL	**407,100**	**384,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	- 0.90	40 0.60	6 X 12		72	19.81	900
SP2	+ 1.10	01 1.00	2X4	2014	8	223.08	1,800
PTD	A 1.00	40 0.60	10X12		120	9.00	600

PHOTO 08/04/2023

BLDG COMMENTS

PRETTY PICKY PROPERTIES

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	20	1.25	OFFICE BUILDING [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/26/2008	JH
LIST	3/26/2008	EST
REVIEW	7/15/2015	RJM

YEAR BLT	1960	SIZE ADJ	1.660
NET AREA	912	DETAIL ADJ	1.187
$NLA(RCN)	$233	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLERS	0	1.00

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	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	912		57.54	52,473
A	BAS	L	BASE AREA	912	1960	165.12	150,591
	F11	O	FPL 1S 1OP	1		9,616.00	9,616

TOTAL RCN	212,680

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G

EFF.YR/AGE	1988 / 35		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$153,100		