

Key: 1625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.764

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER MAIN STREET REALTY LLC P O BOX 524 SOUTH YARMOUTH, MA 02664				89-18-0				2639-2655 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREWSTER MAIN STREET REAL				12/28/2012	QS	2,400,000	(199243)				
MARDIN REALTY LLC				07/25/2008	F	1	(186540)				
ANDERSON KENNETH A ETAL				10/31/1994	L	100	(135416)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CNTR				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
833	09/15/2021	11	CHANGE OF US		06/28/2022	PJK	100	100
986	11/06/2019	7	ALTERATIONS	2,000	07/07/2020	PJK	100	100
620	07/02/2019	7	ALTERATIONS	7,000	07/07/2020	PJK	100	100
146	02/20/2018	7	ALTERATIONS	31,775	06/26/2019	TCK	100	100
55	01/24/2018	1	NEW CONSTRUC	975,000	06/26/2019	TCK	100	100

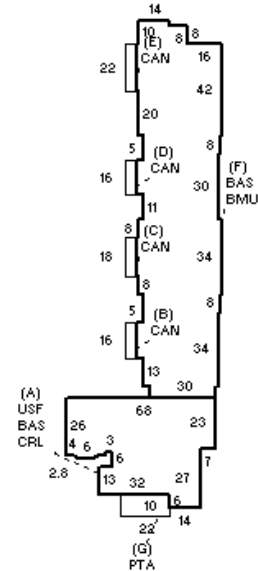
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	88,862	CIM	1.00	31	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00		657,690

TOTAL	2.040 Acres	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	657,700	632,400
St Ind	VB FOSTER-ELLIS		BUILDING	1,505,600	1,451,400			
Infl	AVERAGE		DETACHED	125,100	124,700			
						OTHER	871,300	838,200
						<b>TOTAL</b>	<b>3,159,700</b>	<b>3,046,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		40,000	2.20	44,000
PM2	A	1.00	20 0.80		2	4,978.00	8,000
TN1	A	1.00	30 0.70	3 @ 8,000	24,000	2.60	43,700
SW2	G	1.20	20 0.80	2 X 3	6	48.72	200
SW2	A	1.00	50 0.50	2 X 2	4	40.60	100
LH2	A	1.00	50 0.50		2	4,959.60	5,000
CLR	A	1.00	50 0.50	10 X 26	260	56.40	7,300
CLR	A	1.00	50 0.50	4 X 16	64	56.40	1,800
SIC	G	1.20	20 0.80	2 X 30	60	50.40	2,400
CPV	A	1.00	50 0.50	26 X 70	1,820	2.10	1,900
CAN	A	1.00	10 0.90	24X90	2,160	5.50	10,700



BLDG COMMENTS  
 FOSTER SQUARE-BREWSTER PIZZA HOUSE/ JOLY REAL ESTATE/CLASP//MIA'S NAIL SALON/BREWSTER HOUSE RESTAURANT/OKI SUSHI/ILLUSIONS HAIR



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	6		CIM-6	LIST	3/25/2008	JH
STYLE	35	2.00	LOC. SHOP. CNTR [100%]	REVIEW	8/1/2023	PJK
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	11,398	DETAIL ADJ	1.959	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$161	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHNGL	1.00
				FLOOR COVER	4	ASPH TILE	0.98
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	2,642		8.37	22,124
A	BAS	L	BAS AREA	2,642	1992	132.71	350,629
A	USF	L	UP-STRY FIN	2,642	1992	132.71	350,629
B	CAN	N	CANOPY	80		39.90	3,192
C	CAN	N	CANOPY	90		39.91	3,592
D	CAN	N	CANOPY	80		39.90	3,192
E	CAN	N	CANOPY	110		39.91	4,390
F	BMU	N	BSMT UNF	6,114		46.52	284,426
F	BAS	L	BAS AREA	6,114	1992	132.71	811,409
G	PTA	N	PATIO	220		11.57	2,546

TOTAL RCN	1,836,129
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
EFF.YR/AGE	2005 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$1,505,600

Key: 1625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.765

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION							
BREWSTER MAIN STREET REALTY LLC				89-18-0				2639-2655 MAIN STREET							
P O BOX 524				TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
SOUTH YARMOUTH, MA 02664															

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3230	100	SHOPPING CNTR					2	2 of 2	
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

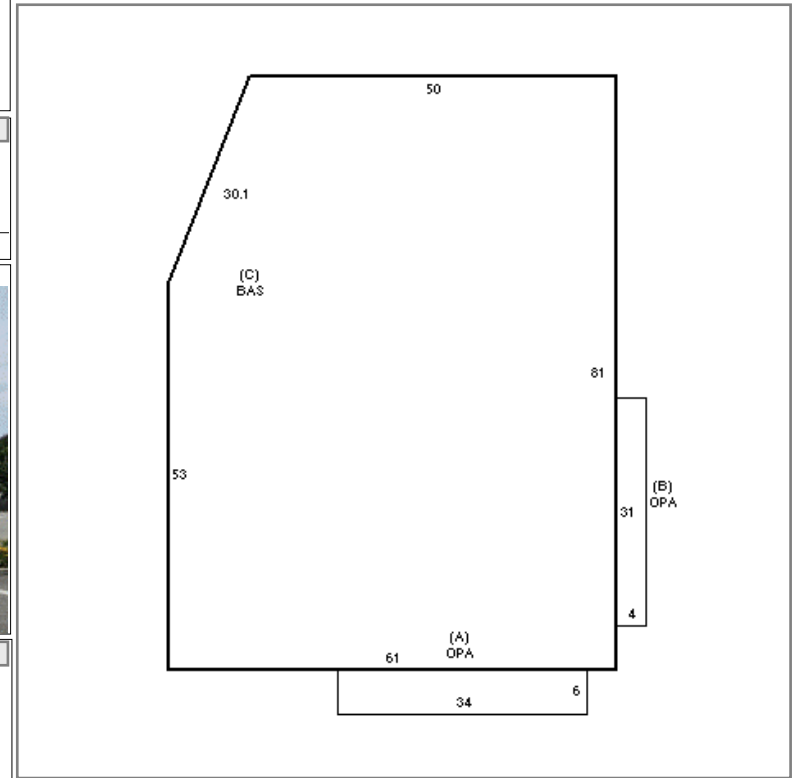
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	871,300	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 CUMBERLAND FARMS/GAS STATION/BREWSTER WINE CELLAR & SPIRITS/ILLUSIONS SALON - OPEN 6/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2023	PJK
MODEL	6		CIM-6	LIST	7/21/2023	PJK
STYLE	32	2.00	CONVEN. STORE [100%]	REVIEW	7/27/2023	PJK
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.100	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,787	DETAIL ADJ	1.998	FOUNDATION	2	SLAB	1.00	+	OPA	N	OPEN PORCH	328	2018	51.53	16,902
\$NLA(RCN)	\$192	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	C	BAS	L	BAS AREA	4,787		188.05	900,213
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE								
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00								
% HEATED		100	1.00	FLOOR COVER	5	VINYL	1.00								
% AIR COND		100	1.03	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLERS		100	1.02	HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	917,114
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$871,300