**Key: 1630**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,770

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BREWSTER BASKIN LLC<br>P O BOX 365<br>EAST ORLEANS, MA 02643 | 89-13-0 | 2632 MAIN STREET |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BREWSTER BASKIN LLC | 02/17/2006 | F | 1 | 20749-227 |
| BASKIN MARILYN G | 04/08/1994 | A | 100 | 9136-235 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 3250 | 100 | SMALL RETAIL | | 1 | 1 of 1 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | 03/01/2024 | 22 | I & E | | | | 0 | 0 |
| | 04/03/2023 | 22 | I & E | | | | 0 | 0 |
| | 02/24/2022 | 22 | I & E | | | | 0 | 0 |
| | 01/19/2021 | 22 | I & E | | | | 0 | 0 |
| | 02/13/2020 | 22 | I & E | | | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 21,648 | CIM 1.00 | 31 1.00 | A 1.00 | 322,400 | 1.59 | A 1.00 | C02 1.00 | | | 254,900 |

| TOTAL | 21,648 SF | ZONING | VB | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CIM |
| St Ind | VB FOSTER-ELLIS |
| Infl | AVERAGE |

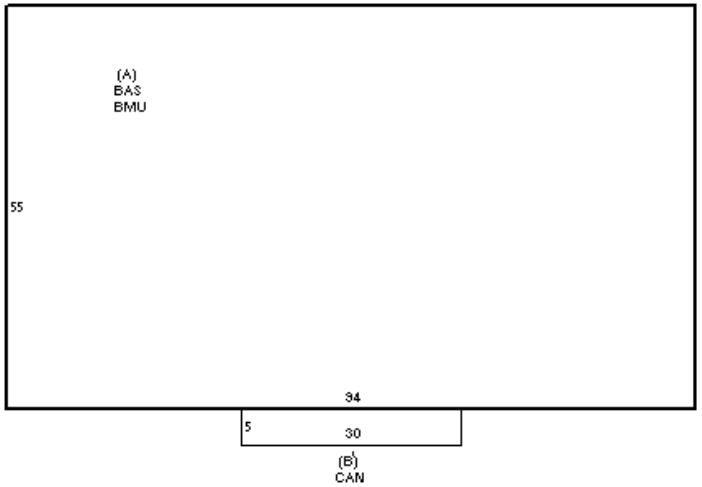
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 254,900 | 245,100 |
| BUILDING | 388,500 | 375,300 |
| DETACHED | 6,200 | 6,200 |
| OTHER | 0 | 0 |
| TOTAL | **649,600** | **626,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PAV | A 1.00 | 50 0.50 | | | 5,400 | 2.20 | 5,900 |
| SW2 | A 1.00 | 20 0.80 | 2 X 4 | | 8 | 40.60 | 300 |

PHOTO 04/25/2008




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 6 | | CIM-6 |
| STYLE | 31 | 1.20 | STORE(SM RETAIL [100%] |
| QUALITY | + | 1.05 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/25/2008 | JH |
| LIST | 3/25/2008 | JH |
| REVIEW | 5/5/2008 | ER |

BLDG COMMENTS

ACE HARDWARE

| | | | |
|---|---|---|---|
| YEAR BLT | 1985 | SIZE ADJ | 1.085 |
| NET AREA | 5,170 | DETAIL ADJ | 1.198 |
| $NLA(RCN) | $106 | OVERALL | 1.015 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 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 | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| 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 | BMU | N | BSMT UNF | 5,170 | | 27.29 | 141,102 |
| A | BAS | L | BAS AREA | 5,170 | 1985 | 77.86 | 402,535 |
| B | CAN | N | CANOPY | 150 | | 23.41 | 3,512 |

| TOTAL RCN | 547,149 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |

| | | | |
|---|---|---|---|
| EFF.YR/AGE | 1986 / 37 | | |
| COND | 29 | 29 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 29 | % GD | 71 |
| RCNLD | $388,500 | | |