

Key: 1763

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.900

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BREAKWATER REALTY LLC 809 MAIN STREET COTUIT, MA 02635				68-123-0				2187 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREAKWATER REALTY LLC				11/12/2002	QS	450,000	15892-290				
SCHMIDT THOMAS C & PATRIC				07/31/1995	QS	250,000	9779-025				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MED OFFICE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
672	07/22/2019	7	ALTERATIONS	15,000	07/06/2020	PJK	100	100
495	06/19/2014	11	CHANGE OF US	10,000	07/07/2015	RJM	100	100
655	11/16/1995	7	ALTERATIONS	20,000	02/28/1997	BC	100	100

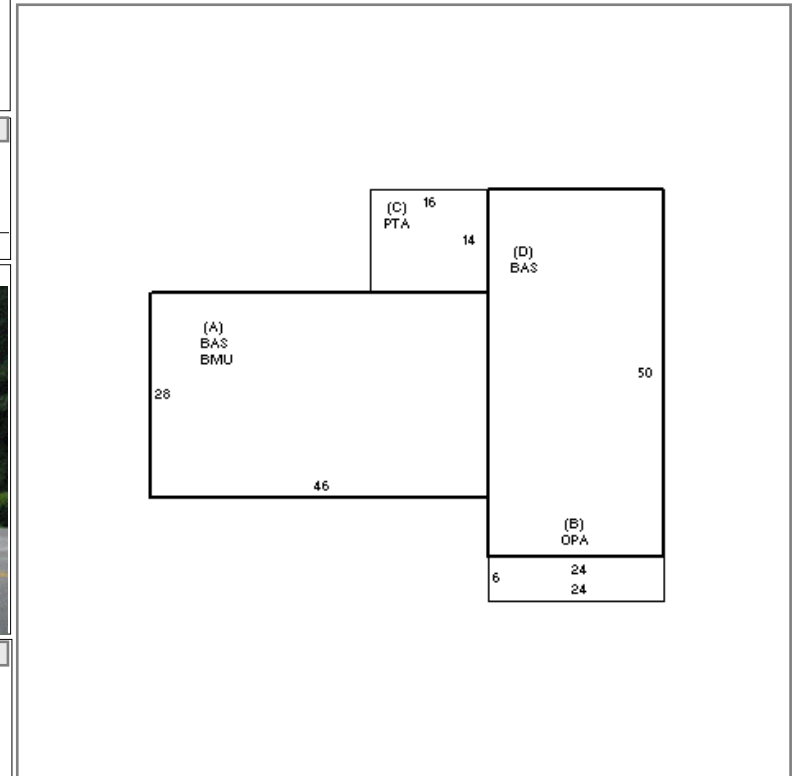
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	29,648	CIM	37	1.00	A	1.00	322,400	1.24	A	1.00	C02	1.00		272,840

TOTAL	29,664 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE			LAND	272,800	262,400	
St Ind	PAINES-SACHEM		BUILDING	253,800	245,000			
Infl	AVERAGE		DETACHED	7,600	7,600			
			OTHER	0	0			
					TOTAL	534,200	515,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 16 X 24		384	31.80	7,300
SW2	G	1.20	10 0.90 2 X 3		6	48.72	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2008	JH
MODEL	5		CIM	LIST	3/27/2008	JH
STYLE	20	1.25	OFFICE BUILDING [100%]	REVIEW	5/6/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1983	SIZE ADJ	1.115	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	347,656		
NET AREA	2,488	DETAIL ADJ	1.246	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,288		40.57	52,251	CONDITION ELEM	CD		
\$NLA(RCN)	\$140	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,288	1983	116.42	149,952	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		29.31	4,221	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	C	PTA	N	PATIO	224		6.81	1,525				
				FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BASE AREA	1,200	1997	116.42	139,707				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	11	HOT WT/COOL AIR	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1990 / 33
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$253,800