

Key: 2148

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.297

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION							
OHMAN KATHLEEN 12 THOMAS COURT DENNIS, MA 02638				37-59-0				284 PAINES CREEK ROAD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
OHMAN KATHLEEN				04/10/2003	A	1	16723-231								
OHMAN JOHN W				04/10/2003	J	150,500	16723-229								
OHMAN JOHN W & KAZARIAN E				04/01/1987	N	260,000	5641-322								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	37,251	CIM	1.00	30	1.00	A	1.00	322,400	1.05	A	1.00	C02	1.00	289,850
350	A	1,107	10	1.00	30	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	2,320

LAND

TOTAL	1.962 Acres	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	ADDED WET LANDS FOR F/Y 2004 PER PLAN AND NEW MAPPING				LAND	292,200	280,900
St Ind	VB PAINES CREEK					BUILDING	64,000	60,900
Infl	AVERAGE					DETACHED	36,600	36,300
						OTHER	0	0
						TOTAL	392,800	378,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		8,700	2.20	9,600
LH2	A	1.00	40 0.60		9	4,959.60	26,800
SW2	A	1.00	30 0.70	4 X 4	8	40.60	200



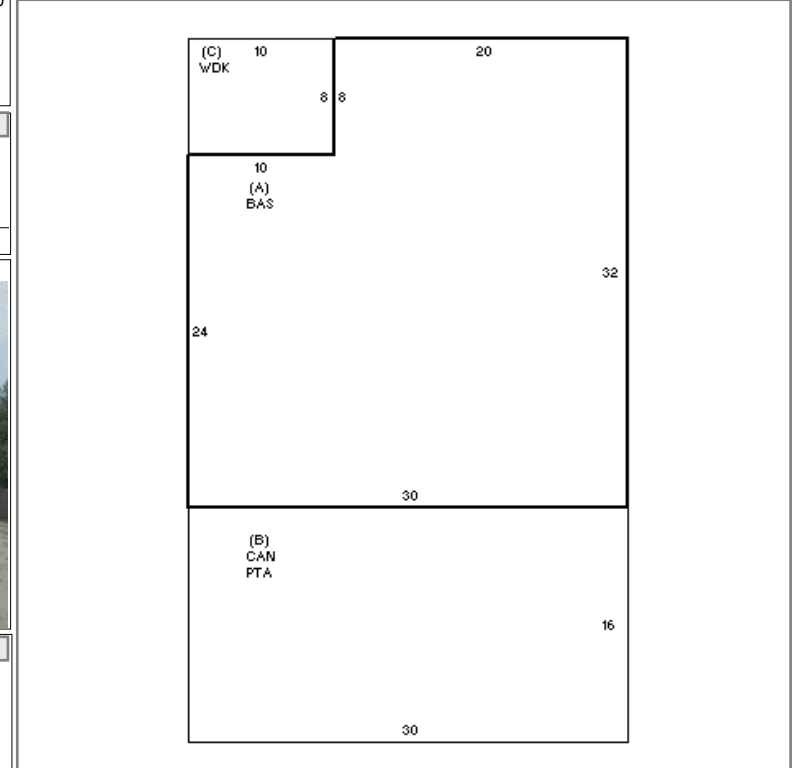
BLDG COMMENTS
KATES FRIED SEAFOOD-SEASONAL

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2008	JH
MODEL	5		CIM	LIST	4/17/2008	JH
STYLE	37	0.75	FAST FOOD [100%]	REVIEW	7/15/2015	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.680	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	880	DETAIL ADJ	0.655	FOUNDATION	3	FOUND. WALL	1.00
\$NLA(RCN)	\$107	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00
% HEATED	0			FLOOR COVER	5	VINYL	1.00
% AIR COND	0			INT. FINISH	5	OTHER	1.00
% SPRINKLERS	0			HEATING/COOL	13	NONE	1.00
				FUEL SOURCE	8	NONE	1.00

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
3260	100	RESTAURANTS				1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
813	02/28/2024	22	I & E					0	0
302	01/13/2021	22	I & E					0	0
	10/03/2014	7	ALTERATIONS	4,500	07/07/2015	RJM	100	100	
	06/03/1998	7	ALTERATIONS	5,000			100	100	



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	94,088
A	BAS	L	BASE AREA	880	1965	92.21	81,148	CONDITION ELEM CD	
B	PTA	N	PATIO	480		5.39	2,588	EXTERIOR	G
B	CAN	N	CANOPY	480		18.60	8,926	INTERIOR	A
C	WDK	N	WOOD DECK	80		17.83	1,426		

EFF.YR/AGE	1982 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$64,000