

Key: 2187

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.334

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | | CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | | | | |
|-----------------------|--|-----------|--|------------------------|---|------------|--------------|--------------|------------|--------|-------------|---------|------------|-----|-----|-----|
| POTTER JANE C TRUSTEE | | 37-63-0 | | 1091-1097 MAIN STREET | | 3250 | 100 | SMALL RETAIL | | | 1 | 1 of 2 | | | | |
| LTV REALTY TRUST II | | | | TRANSFER HISTORY | | PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % | | | |
| 1069 MAIN STREET | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | |
| BREWSTER, MA 02631 | | | | POTTER JANE C TRUSTEE | F | 100 | 30995-306 | 23-251 | 03/15/2023 | 7 | ALTERATIONS | | 05/20/2024 | PJK | 100 | 100 |
| | | | | POTTER JANE C TRUSTEE | F | 100 | 23560-56 | 375 | 04/25/2019 | 7 | ALTERATIONS | 18,000 | 07/06/2020 | PJK | 100 | 100 |
| | | | | LEMON TREE VILLAGE LTD | F | 100 | 23560-52 | 212 | 06/02/2009 | 7 | ALTERATIONS | 7,000 | 01/06/2011 | MR | 100 | 100 |
| | | | | | | | | 42 | 02/26/1991 | 4 | COMM BLDG | 4,000 | | | 100 | 100 |
| | | | | | | | | 37 | 02/20/1990 | 5 | OTHER | 250,000 | 03/07/1991 | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|------|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 103 | S | 33,105 | CIM | 30 | 1.00 | A | 1.00 | | 322,400 | 1.15 | A | 1.00 | C02 | 1.00 | | | 280,570 |

| TOTAL | 33,106 SF | ZONING | VB | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------------|--------|----|------|---|----------|---------|----------|
| Nbhd | CIM | NOTE | | | | LAND | 280,600 | 269,800 |
| St Ind | VB PAINES CREEK | | | | | BUILDING | 157,700 | 150,200 |
| Infl | AVERAGE | | | | | DETACHED | 28,900 | 28,800 |
| | | | | | | OTHER | 156,700 | 149,200 |
| | | | | | | TOTAL | 623,900 | 598,000 |

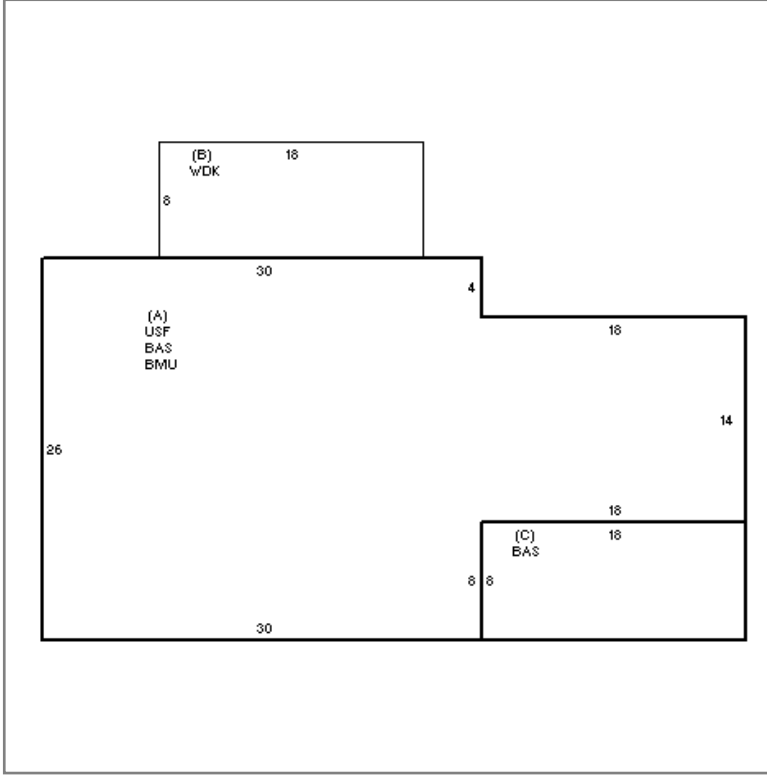
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|--------|-----------|--------|
| SW2 | E | 1.80 | 10 0.90 | | 40 | 73.08 | 2,600 |
| LH1 | A | 1.00 | 50 0.50 | | 2 | 3,111.20 | 3,100 |
| LH1 | G | 1.20 | 50 0.50 | | 3 | 3,733.44 | 5,600 |
| PAV | A | 1.00 | 20 0.80 | | 10,000 | 2.20 | 17,600 |



BLDG COMMENTS

LEMON TREE SHOPS/THE COOK SHOP



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/10/2008 | JH |
|----------|----|------|-------------------------|---------|-----------|----|
| MODEL | 6 | | CIM-6 | LIST | 4/10/2008 | JH |
| STYLE | 31 | 1.20 | STORE(SM RETAIL [100%]) | REVIEW | 5/7/2008 | ER |
| QUALITY | + | 1.05 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.350 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|--------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 2,208 | DETAIL ADJ | 1.185 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNF | 1,032 | | 33.08 | 34,143 |
| \$NLA(RCN) | \$112 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BAS AREA | 1,032 | 1955 | 94.38 | 97,403 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 1,032 | 1955 | 94.38 | 97,403 |
| | | | | ROOF COVER | 2 | WOOD SHINGLE | 1.01 | B | WDK | N | WOOD DECK | 144 | | 27.21 | 3,918 |
| | | | | FLOOR COVER | 3 | WW CARPET | 1.00 | C | BAS | L | BAS AREA | 144 | 1955 | 94.38 | 13,591 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| | | | | | | | | | | | | | | | |
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| TOTAL RCN | 246,458 |
|----------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | A |
| INTERIOR | A |
| EFF.YR/AGE 1978 / 45 | |
| COND | 36 36 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$157,700 |

