

Key: 2188

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.337

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POTTER JANE C TRUSTEE LTV REALTY TRUST II 1069 MAIN STREET BREWSTER, MA 02631				37-62-0				1069-1071 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

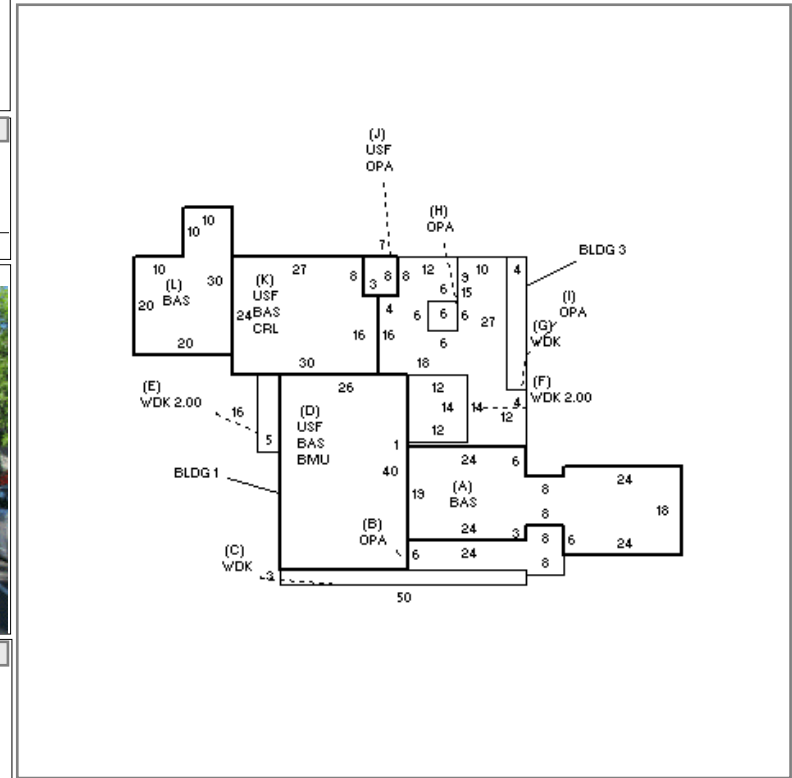
LAND

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	312,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/28/2022



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 [64%])	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LEMON TREE POTTERY/APT=6-4-1

G

YEAR BLT	1988	SIZE ADJ	1.090	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,560									
NET AREA	4,996	DETAIL ADJ	1.128	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BAS AREA	968	1988	69.10	66,888	CONDITION ELEM	CD									
\$NLA(RCN)	\$82	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	424		18.93	8,028	EXTERIOR	A									
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	150		19.92	2,988	INTERIOR	G									
				ROOF COVER	2	WOOD SHINGLE	1.01	D	BMU	N	BSMT UNF	1,040		24.22	25,190											
				FLOOR COVER	2	SOFTWOOD	0.95	D	BAS	L	BAS AREA	1,040	1988	69.10	71,863											
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	1,040	1988	69.10	71,863											
				HEATING/COOL	9	WARM/COOL AIR	1.00	E	WDK	N	WOOD DECK	160		19.92	3,187											
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	336		19.92	6,693											
																	G	WDK	N	WOOD DECK	736		19.92	14,660		
																	J	USF	L	UP-STRY FIN	56	1988	69.11	3,870		
																	K	CRL	N	CRAWL	696		6.60	4,594		
																	K	BAS	L	BAS AREA	696	1988	69.10	48,093		
																	K	USF	L	UP-STRY FIN	696	1988	69.10	48,093		
																	L	BAS	L	BAS AREA	500	1988	69.10	34,550		
																	EFF.YR/AGE		1996 / 27							
																	COND	24 24 %								
																	FUNC	0								
																	ECON	0								
																	DEPR	24	% GD	76						
																	RCNLD	\$312,000								

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.338

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POTTER JANE C TRUSTEE				37-62-0				1069-1071 MAIN STREET			
LTV REALTY TRUST II				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
1069 MAIN STREET											
BREWSTER, MA 02631											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				3	3 of 3	
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	468,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/07/2008
								

BUILDING	CD	ADJ	DESC	MEASURE	4/10/2008	JH	BLDG COMMENTS BY THE BAY DESIGNS/LA BODEGA/HAYLEY'S CLOTHES/ WOODCHUKS/HALL & STAIRS/ANCIENT MARINER/SOLA GALLERY II/VILLAGE TOY
MODEL	6		CIM-6	LIST	4/10/2008	JH	
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	8/7/2019	EMZ	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	1988	SIZE ADJ	1.025	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	616,490		
NET AREA	6,772	DETAIL ADJ	1.208	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,736		24.39	66,738	CONDITION ELEM	CD		
\$NLA(RCN)	\$91	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	2,736	1988	69.59	190,390	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,736	1988	69.59	190,390	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLE	1.01	B	OPA	N	OPEN PORCH	384		19.07	7,322				
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	384		20.06	7,703				
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	96		20.06	1,926				
				HEATING/COOL	2	HOT WATER	1.02	D	BMU	N	BSMT UNF	1,300		24.39	31,710				
				FUEL SOURCE	1	OIL	1.00	D	BAS	L	BAS AREA	1,300	1988	69.59	90,463				
								E	WDK	N	WOOD DECK	1,488		20.06	29,848				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1996 / 27
				STORIES	2	1.00											COND	24 24 %	
				% HEATED	100	1.00											FUNC	0	
				% AIR COND	100	1.03											ECON	0	
				% SPRINKLERS	0	1.00											DEPR	24 % GD 76	
																		RCNLD	\$468,500

