Key: 2273

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUKE BREWSTER REALTY TRUST 15 LOWER ROAD BREWSTER, MA 02631	37-1-0	9-15 LOWER ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUKE BREWSTER REALTY TRUS	02/22/1978	XX		2664-276

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3230	100	SHOPPING CNTR		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/22/2024	22	I & E				0	0
	04/18/2023	22	I & E				0	0
	03/10/2022	22	I & E				0	0
	03/17/2021	22	I & E				0	0
	03/17/2020	22	I & E				0	0

LAND

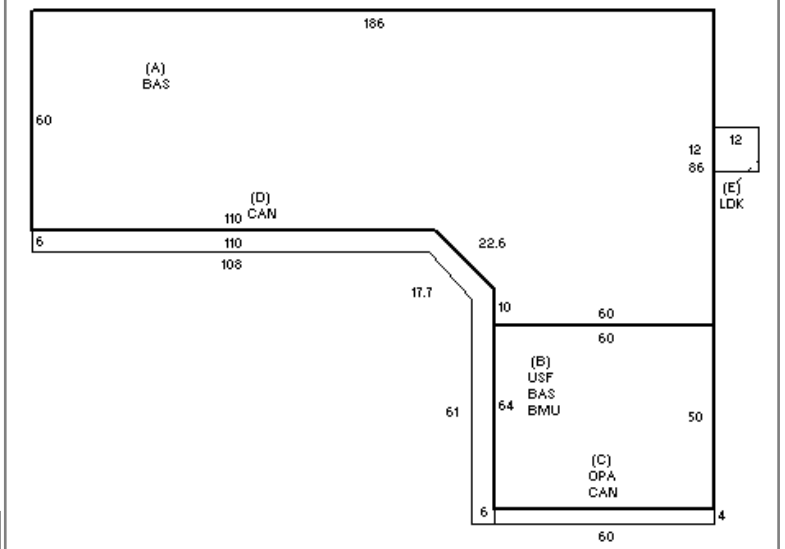
CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	85,000	CIM	1.00	30	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00			629,110
350	A	1.000	11	1.00	30	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00			2,100
303	A	0.149	CIM	1.00	30	1.00	A	1.00	14,200	1.00	A	1.00	C02	1.00			2,120

TOTAL	3.100 Acres	ZONING	VB	FRNT	0

Nbhd	CIM
St Ind	VB PAINES CREEK
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	633,300	609,000
BUILDING	1,460,800	1,409,200
DETACHED	45,300	45,300
OTHER	0	0
TOTAL	**2,139,400**	**2,063,500**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	20	0.80			25,500	2.20	44,900
SW2	A	1.00	10	0.90	3 X 4		12	40.60	400

PHOTO 07/02/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	6		CIM-6
STYLE	35	2.00	LOC. SHOP. CNTR [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/10/2008	JH
LIST	4/10/2008	JH
REVIEW	7/15/2015	RJM

BLDG COMMENTS

LUKES LIQUORS (15)/DUNKIN DONUTS(9)/THRIFT SHOP(11)/3-1BR APTS(A-B-C)/SOLAR PANELS

YEAR BLT	1988	SIZE ADJ	0.910
NET AREA	18,848	DETAIL ADJ	1.934
$NLA(RCN)	$102	OVERALL	1.008

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	58	1.02
% SPRINKLERS	58	1.01

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	5	VINYL	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	BAS	L	BAS AREA	12,848	1988	89.75	1,153,115
B	BMU	N	BSMT UNF	3,000		31.46	94,382
B	BAS	L	BAS AREA	3,000	1988	89.75	269,252
B	USF	L	UP-STRY FIN	3,000	1988	89.75	269,252
C	CAN	N	CANOPY	240		26.99	6,477
C	OPA	N	OPEN PORCH	240		24.60	5,903
D	CAN	N	CANOPY	1,150		26.99	31,037
E	LDK	N	LOADING DOCK	144		14.11	2,032
	CLR	N	COOLER	2,400		37.80	90,720

TOTAL RCN	1,922,170

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G

EFF.YR/AGE	1996 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$1,460,800