

Key: 2623

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.791

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAINEY LLC 490 MAIN STREET BREWSTER, MA 02631				16-24-0				490 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAINEY LLC				06/15/2023	C	400,000	35842-219				
GERARDI ANTHONY				11/01/1994	A	100	9429-117				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
388	07/09/2008	7	ALTERATIONS	9,000	03/20/2009	JH	100	100
207	04/29/2003	4	COMM BLDG	6,000			100	100
541	10/22/1996	4	COMM BLDG	5,000			100	100

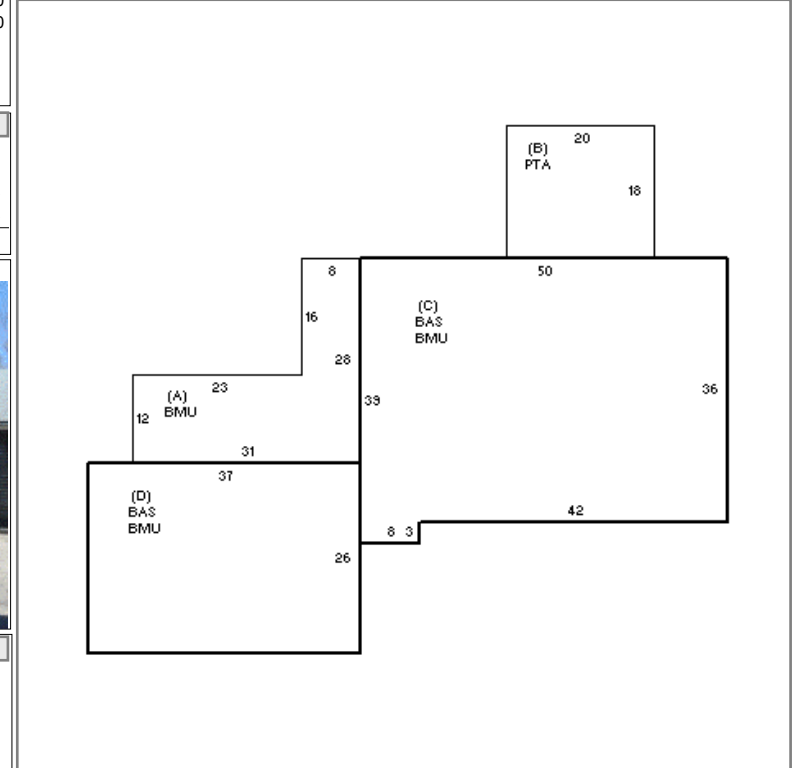
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	40,000	CIM	1.00	36	1.00	A	1.00	274,040	1.00	A	1.00	251,640
303	A	0.592	CIM	1.00	36	1.00	A	1.00	12,070	1.00	A	1.00	7,150
350	A	2.030	CIM	1.00	36	1.00	A	1.00	2,100	1.00	A	1.00	4,260

TOTAL	3.540 Acres		ZONING	RM	FRNT	0		
Nbhd	CIM	Reconfigured for FY 14 per plan at 647/37.			ASSESSED	CURRENT	PREVIOUS	
St Ind	DENNIS-PAINES C	LAND		263,100	252,900			
Infl	AVERAGE	BUILDING		163,700	156,000			
		DETACHED		4,200	4,200			
		OTHER		0	0			
		TOTAL		431,000	413,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,000	2.20	3,300
SW2	G	1.20	10 0.90 4 X 5		20	48.72	900



BLDG COMMENTS  
SYDENSTRICKER GLASS/BMU=POTTERY WORKSHOP 10 KILNS



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2008	JH
MODEL	6		CIM-6	LIST	4/24/2008	JH
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	5/13/2008	ER
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.279
NET AREA	2,786	DETAIL ADJ	1.162
\$NLA(RCN)	\$98	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	500		23.43	11,716
EXT. COVER	1	WOOD SHINGLE	1.00	B	PTA	N	PATIO	360		5.83	2,098
ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNF	1,824		23.43	42,741
ROOF COVER	1	ASPH/CMP SHNGL	1.00	C	BAS	L	BAS AREA	1,824	1975	66.85	121,931
FLOOR COVER	3	W/W CARPET	1.00	D	BMU	N	BSMT UNF	962		23.43	22,542
INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	962	1968	66.85	64,308
HEATING/COOL	2	HOT WATER	1.02	F11	O		FPL 1S 10P	1		7,534.00	7,534
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	272,870	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
EFF.YR/AGE	1974 / 49	
COND	40 40 %	
FUNC	0	
ECON	0	
DEPR	40 % GD	60
RCNLD	\$163,700	