

Key: 2883

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.063

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
1760 BREWSTER REALTY LLC 110 HARTWELL AVENUE LEXINGTON, MA 02421				56-11-0				1760 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
1760 BREWSTER REALTY LLC				06/14/2023	C	950,000	35840-304				
KMKB INC				09/14/2005	B	277,000	20256-116				
THE YARMOUTHPORT VILLAGE				09/08/1994	QS	200,000	9356-276				

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	%
1029	12/05/2018	7	ALTERATIONS	4,500	06/20/2019	TCK	100	100
911	10/06/2016	7	ALTERATIONS	3,000	05/17/2017	RJM	100	100
233	03/25/2016	7	ALTERATIONS	1,650	05/17/2017	RJM	100	100
43	02/09/2004	7	ALTERATIONS	5,000	07/26/2006	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	23,096	CIM	37	1.00	A	1.00					258,150

TOTAL	23,096 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	258,200	248,200
St Ind	PAINES-SACHEM		BUILDING	284,000	270,400			
Infl	AVERAGE		DETACHED	16,500	16,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>558,700</b>	<b>535,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	-	0.90	30 0.70		11,700	1.98	16,200
SW2	G	1.20	10 0.90	2 X 3	6	48.72	300



BLDG COMMENTS

BREWSTER VILLAGE MARKET PLACE

BUILDING	CD	ADJ	DESC	MEASURE	3/31/2008	JH
MODEL	5		CIM	LIST	3/31/2008	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%]			

YEAR BLT	1930	SIZE ADJ	1.045	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,168	DETAIL ADJ	1.186	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,168		36.19	114,649
\$NLA(RCN)	\$140	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	3,168	1930	103.86	329,026
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00								
% HEATED	100		1.00	FLOOR COVER	1	HARDWOOD	1.00								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	443,675
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$284,000

