

Key: 4760

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.972

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DROWN JEFFREY M TRUSTEE 886 REALTY TRUST 3668 MAIN STREET BREWSTER, MA 02631				126-85-0				3668 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DROWN JEFFREY M TRUSTEE				12/21/2001	F	14618-238	1				
DROWN JEFFREY M & DONNA M				06/30/2000	N	875,000	13107-124				
DALEY PAUL H TRUSTEE				12/18/1996	N	225,000	10529-129				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
120	02/23/2012	2	ADD	70,000	06/21/2013	TRL	100	100
176	04/23/2010	8	YARD ITEMS		01/07/2011	MR	100	100
224	04/02/2008	7	ALTERATIONS	2,000			100	100
		12	CYCLICAL NON		03/12/2008	JH	100	100
75	02/13/2003	5	OTHER	3,000			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	38	1.00	A	1.00	322,400	1.00	A	1.00	296,050
303	A	0.656	CIM	1.00	38	1.00	A	1.00	14,200	1.00	A	1.00	9,320

TOTAL	1.574 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM				N	Lot 4 on Plan book 585/53 added to this parcel for FY			LAND	305,400	293,700
St Ind	SACHEM-ORLEANS				O	2005 -- corrected original sq ft per Plan book 251/3 --			BUILDING	293,700	279,600
Infl	AVERAGE				T	Release of easement from Donna M Drown to Jeffrey M			DETACHED	1,900	1,900
					E	Drown Trustee of Blonde Dog Realty Trust Bk 19224/180 -- 11/8/04			OTHER	147,900	139,700
									TOTAL	748,900	714,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	20 0.80 3 X 6		18	40.60	600
W05	A	1.00	30 0.70		160	11.30	1,300

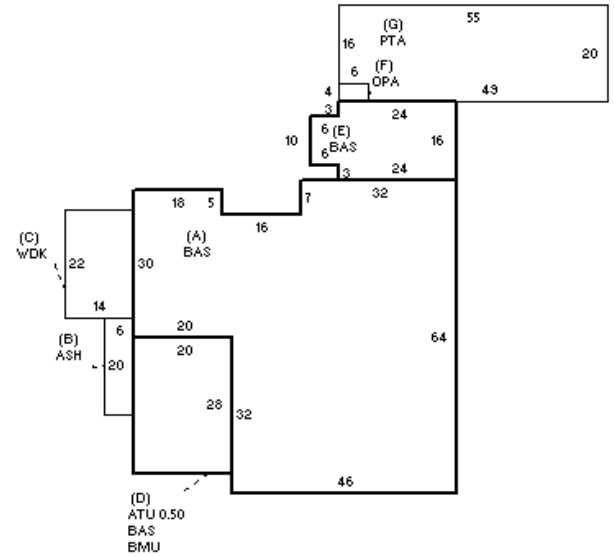


BLDG COMMENTS
Laurino's Food & Spirits

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2008	JH
MODEL	5		CIM	LIST	3/12/2008	JH
STYLE	39	1.12	RESTAURANT [100%]	REVIEW	3/18/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,440	DETAIL ADJ	1.032	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	3,436	1940	83.89	288,236
\$NLA(RCN)	\$92	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	ASH	N	ATT SHED	120		29.23	3,508
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	308		16.22	4,995
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	BMU	N	BSMT UNF	560		29.23	16,369
				FLOOR COVER	2	SOFTWOOD	0.95	D	BAS	L	BASE AREA	560	1940	83.89	46,977
				INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	280		14.41	4,036
				HEATING/COOL	2	HOT WATER	1.02	E	BAS	L	BASE AREA	444	2012	83.89	37,246
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	24		21.13	507
								G	PTA	N	PATIO	1,076		4.91	5,278
									MST	O	STACK	1		699.00	699

TOTAL RCN	407.851	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
EFF.YR/AGE	1988 / 35	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$293,700	



Key: 4760

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.973

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
DROWN JEFFREY M TRUSTEE 886 REALTY TRUST 3668 MAIN STREET BREWSTER, MA 02631		126-85-0	3668 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3260	100	RESTAURANTS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

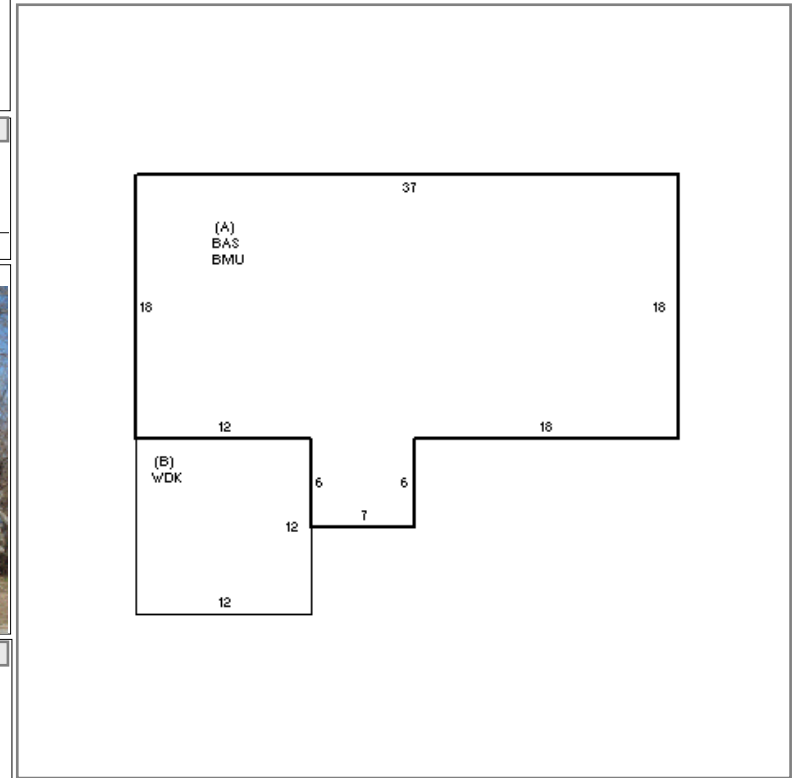
LAND

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 St Ind Infl	NOTE		LAND BUILDING DETACHED OTHER TOTAL	147,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/4/2008	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/18/2008	ER
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
OUTDOOR SHOWER/SUMMER HOUSING FOR RST

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,543		
NET AREA	708	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	708		58.88	41,685	CONDITION ELEM	CD		
\$NLA(RCN)	\$348	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	708	1940	274.87	194,610	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		37.05	5,335	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00									EFF.YR/AGE	1940 / 83		
				FUEL SOURCE	2	GAS	1.00									COND	40 40 %		
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$147,900