

Key: 4886

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.106

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KANAGA CHRISTOPHER W & CLINTON TRUSTEES		138-43-0		100-120 SOUTHERN EAGLE CARTWAY	
HKN TRUST		TRANSFER HISTORY		DOS	T
P O BOX 236		KANAGA CHRISTOPHER W & CL		05/21/1979	XX
ORLEANS, MA 02653				88,900	2921-254

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
3690	100	CULT/ENT PROP		100	1	1 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
24-562	07/05/2024	6	DEMO	2,000		
	03/13/2024	22	I & E			
	04/03/2023	22	I & E			
	02/24/2022	22	I & E			
2023-19	12/29/2021	13	SPLIT/SUB/LA		07/15/2022	JMG
						1st %
						100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	62,500	CIM	1.00	32	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00	462,580
253	A	2,000	CIM	1.00	32	1.00	A	1.00	77,000	1.00	A	1.00	C02	1.00	154,000
303	A	4,736	CIM	1.00	32	1.00	A	1.00	14,200	1.00	A	1.00	C02	1.00	67,250
350	A	6,005	8	1.00	32	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	12,610

TOTAL	15.095 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N	FY23 100 Year Ground Lease of Performing Arts Building	LAND	696,400	669,700		
St Ind	VB ORLEANS	O	Bk 34793 Pg 50, that building and the ground under	BUILDING	626,700	596,600		
Infl	AVERAGE	T	moved to Parcel 138-43-17199. This entire parcel	DETACHED	700	700		
		E	657,527 sf per Plan Bk 333 Pg 24, reduced to 617,527 sf	OTHER	323,000	311,400		
			taxable after lease	TOTAL	1,646,800	1,578,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		64	22.01	700

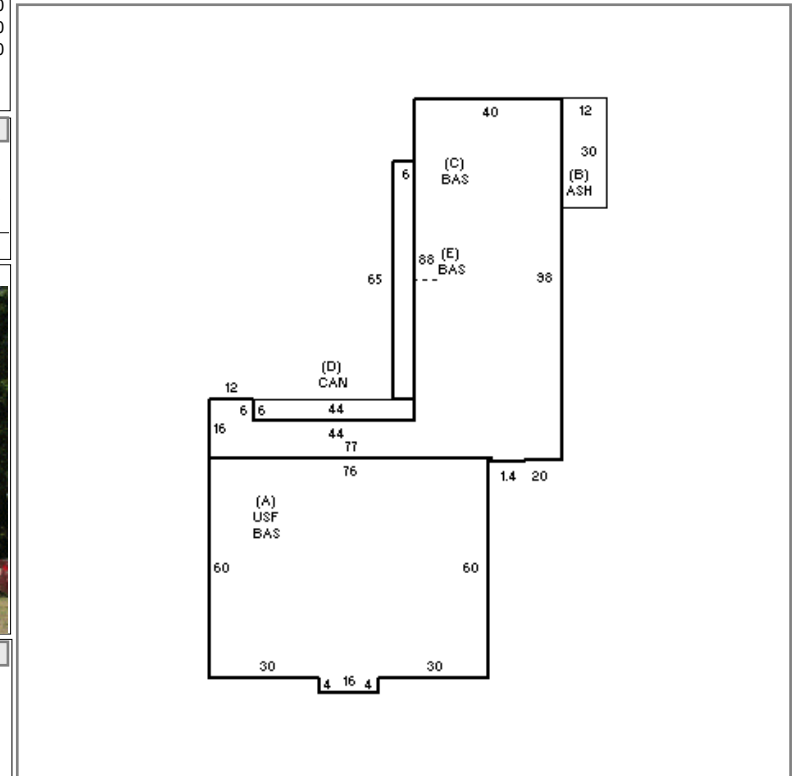


BLDG COMMENTS

#100 PARACLETE PRESS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2006	RJM
MODEL	6		CIM-6	LIST	7/26/2006	RJM
STYLE	20	1.16	OFFICE BUILDING [65%]	REVIEW	8/2/2006	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1979	SIZE ADJ	0.930	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	870,379		
NET AREA	14,200	DETAIL ADJ	1.156	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	4,624	1979	60.42	279,380	CONDITION ELEM	CD		
\$NLA(RCN)	\$61	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03	A	USF	L	UP-STRY FIN	4,624	1979	60.42	279,380	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	360		21.18	7,624	INTERIOR			
				ROOF COVER	10	METAL	1.00	C	BAS	L	BAS AREA	4,562	1979	60.42	275,634				
				FLOOR COVER	5	VINYL	1.00	D	CAN	N	CANOPY	264		18.17	4,797				
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BAS AREA	390	1979	60.42	23,564				
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1988 / 35
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$626,700

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CURRENT OWNER		PARCEL ID	LOCATION	
KANAGA CHRISTOPHER W & CLINTON TRUSTEES		138-43-0	100-120 SOUTHERN EAGLE CARTWAY	
HKN TRUST		TRANSFER HISTORY	DOS	T
P O BOX 236			SALE PRICE	BK-PG (Cert)
ORLEANS, MA 02653				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3690	100	CULT/ENT PROP			110	2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

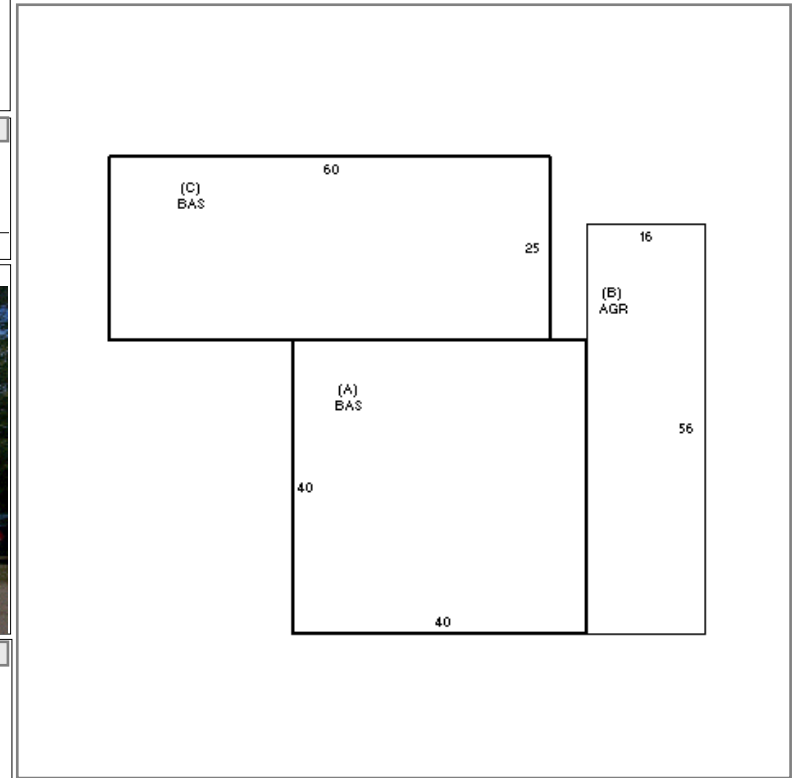
LAND

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	102,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/02/2000
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2006	RJM
MODEL	6		CIM-6	LIST	7/26/2006	EST
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	2/23/2021	PJK
QUALITY	A	1.00	AVG [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
#110 Studio & Storage Building

G

YEAR BLT	1979	SIZE ADJ	1.237	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	153,095
NET AREA	3,100	DETAIL ADJ	0.637	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	1,600	1979	44.28	70,854	CONDITION ELEM	CD
\$NLA(RCN)	\$49	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03	B	AGR	N	ATT GARAGE	896		17.65	15,815	EXTERIOR	
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BAS AREA	1,500	1979	44.28	66,426	INTERIOR	
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	7	NONE	0.83										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		0	1.00														
% SPRINKLERS		0	1.00														
																EFF.YR/AGE	1981 / 42
																COND	33 33 %
																FUNC	0
																ECON	0
																DEPR	33 % GD 67
																RCNLD	\$102,600

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KANAGA CHRISTOPHER W & CLINTON TRUSTEES	
HKN TRUST	
P O BOX 236	
ORLEANS, MA 02653	

PARCEL ID	LOCATION			
138-43-0	100-120 SOUTHERN EAGLE CARTWAY			
TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3690	100	CULT/ENT PROP			120	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	220,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

#120

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2008	JH
MODEL	5		CIM	LIST	10/6/2008	JH
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	2/23/2021	PJK
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	2008	SIZE ADJ	0.999	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,236
NET AREA	3,900	DETAIL ADJ	0.722	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,900	2008	66.47	259,236		
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1		1.00	ROOF COVER	10	METAL	1.00										
% HEATED	0		.92	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95										
% SPRINKLERS	0		1.00	HEATING/COOL	13	NONE	1.00										
				FUEL SOURCE	8	NONE	1.00										
EFF.YR/AGE 2008 / 15																	
COND 15 15 %																	
FUNC 0																	
ECON 0																	
DEPR 15 % GD 85																	
RCNLD \$220,400																	

