Key: 4888

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,110

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOG REAL ESTATE HOLDINGS LLC 972 STONY BROOK ROAD BREWSTER, MA 02631	138-42-0	4019 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOG REAL ESTATE HOLDINGS	09/15/2014	QS	360,000	28383-250
BOCCIO GERALDINE TRUSTEE	03/13/2001	F	1	13630-266
BOCCIO GERALDINE	03/08/2001	P	250,000	13621-291

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	%
195	03/12/2020	7	ALTERATIONS	275,000	05/23/2024	pjk	100	100
2020-10	12/26/2017	13	SPLIT/SUB/LA		07/29/2019	JMG	100	100
		12	CYCLICAL NON		03/12/2008	JH	100	100
739	12/03/2004	2	ADD	200,000	03/12/2008	JH	100	100
305	06/06/2001	7	ALTERATIONS	2,500	07/24/2006	RJM	100	100

LAND

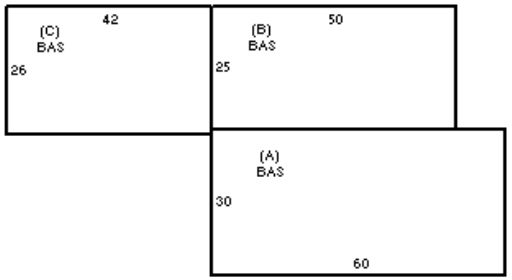
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	27,599	CIM 1.00	32 1.00	A 1.00	322,400	1.31	A 1.00	C02 1.00			268,240

TOTAL	27,599 SF	ZONING	VB	FRNT	0

Nbhd	CIM
St Ind	VB ORLEANS
Infl	AVERAGE

NOTE: FY2020 adjust s.f. per Plan Bk 673 Pg 96

ASSESSED	CURRENT	PREVIOUS
LAND	268,200	257,900
BUILDING	368,900	312,700
DETACHED	26,900	26,900
OTHER	0	0
TOTAL	**664,000**	**597,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	10 0.90		2022	13,000	2.20	25,700
C06	A 1.00	20 0.80			80	19.00	1,200

PHOTO 08/15/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	6		CIM-6
STYLE	65	1.75	CCC-RETAIL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WOOD FRAME [57%]

MEASURE	3/12/2008	RJM
LIST	3/12/2008	JH
REVIEW	8/7/2023	PJK

BLDG COMMENTS
HAVEN CENTER

YEAR BLT	1967	SIZE ADJ	1.139
NET AREA	4,142	DETAIL ADJ	1.697
$NLA(RCN)	$109	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,800	1967	108.63	195,530
B	BAS	L	BAS AREA	1,250	2005	108.63	135,785
C	BAS	L	BAS AREA	1,092	2005	108.63	118,622

TOTAL RCN	449,937

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V

EFF.YR/AGE	2005 / 18		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	$368,900		