**Key: 1654**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.788

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **26 WAMPUM LLC**<br>**26 WAMPUM DRIVE**<br>**BREWSTER, MA 02631** | **78-110-0** | **26 WAMPUM DRIVE** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| 26 WAMPUM LLC | 01/04/2019 | QS | 499,000 | 31765-141 |
| ALDA LLC | 11/12/1999 | N | 227,526 | 12661-138 |
| ALLARD STEVEN ETAL TRUSTE | 12/30/1994 | QS | 45,000 | 9506-166 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 3250 | 100 | SMALL RETAIL | | 1 | 1 of 1 |

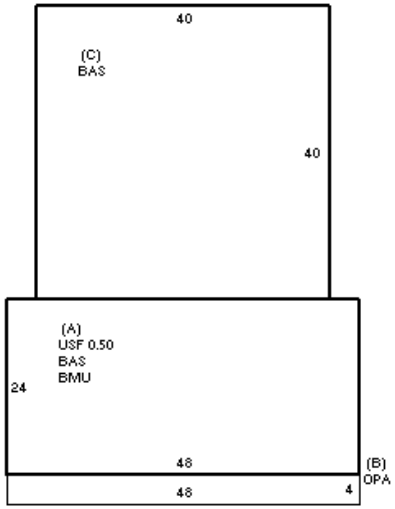
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 888 | 10/11/2019 | 11 | CHANGE OF US | 50,000 | 07/07/2020 | PJK | 100 | 100 |
| 888 | 10/11/2019 | 7 | ALTERATIONS | 50,000 | 07/07/2020 | PJK | 100 | 100 |
| 48 | 01/25/2006 | 7 | ALTERATIONS | 6,000 | 04/09/2008 | JH | 100 | 100 |
| 155 | 03/29/2001 | 7 | ALTERATIONS | 1,000 | 07/27/2006 | RJM | 100 | 100 |
| 79 | 02/08/2001 | 7 | ALTERATIONS | 3,000 | 02/08/2001 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 28,645 | CIM 1.00 | 33 1.00 | A 1.00 | 274,040 | 1.28 | A 1.00 | C01 0.85 | | | 230,000 |

| TOTAL | 28,645 SF | ZONING | CH | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | CIM | NOTE | | | |
| St Ind | CH UNDERPASS | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 230,000 | 221,200 |
| BUILDING | 358,800 | 341,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **588,800** | **562,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 06/28/2022

BLDG COMMENTS

Eat Cake 4 Breakfast

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM |
| STYLE | 46 | 1.21 | BAKERY [83%] |
| QUALITY | G | 1.10 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 7/27/2006 | RJM |
|---|---|---|
| LIST | 4/9/2008 | JH |
| REVIEW | 5/6/2008 | ER |

| YEAR BLT | 1995 | SIZE ADJ | 1.030 |
|---|---|---|---|
| NET AREA | 3,328 | DETAIL ADJ | 1.191 |
| $NLA(RCN) | $128 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 70 | 1.02 |
| % SPRINKLERS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 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 | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNF | 1,152 | | 39.40 | 45,388 |
| A | BAS | L | BASE AREA | 1,152 | 1995 | 113.07 | 130,258 |
| A | USF | L | UP-STRY FIN | 576 | 1995 | 113.07 | 65,129 |
| B | OPA | N | OPEN PORCH | 192 | | 28.47 | 5,466 |
| C | BAS | L | BASE AREA | 1,600 | 1995 | 113.07 | 180,914 |

| TOTAL RCN | 427,155 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |

| EFF.YR/AGE | 2007 / 16 | |
|---|---|---|
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | | $358,800 |