

Key: 2962

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.144

LEGALS

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
BURNS THOMAS M TRUSTEE & KASER WILLIAM G TRUSTEE										78-116-0				56 UNDERPASS ROAD			
56 UNDERPASS ROAD BREWSTER, MA 02631										TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
										BURNS THOMAS M TRUSTEE & MORGAN LOUISE M TRUSTEE				06/21/2018	C	509,000	31355-47
										MORGAN LOUISE M TRUSTEE				01/10/2014	F	27929-95	
										MORGAN LOUISE M				09/15/1992	QS	180,000	8203-208

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MED OFFICE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-916	08/24/2023	7	ALTERATIONS	2,000,000	05/24/2024	PJK	100	100
857	12/01/2020	7	ALTERATIONS	3,500	02/04/2021	PJK	100	100
814	11/10/2020	7	ALTERATIONS	5,000	02/04/2021	PJK	100	100
560	07/14/2017	7	ALTERATIONS	6,000	06/21/2019	TCK	100	100
119	02/14/2017	7	ALTERATIONS	30,000	06/21/2019	TCK	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	33	1.00	A	1.00	322,400	1.00	A	1.00	C02	1.00	296,050
253	A	0.952	CIM	1.00	33	1.00	A	1.00	77,000	1.00	A	1.00	C02	1.00	73,300

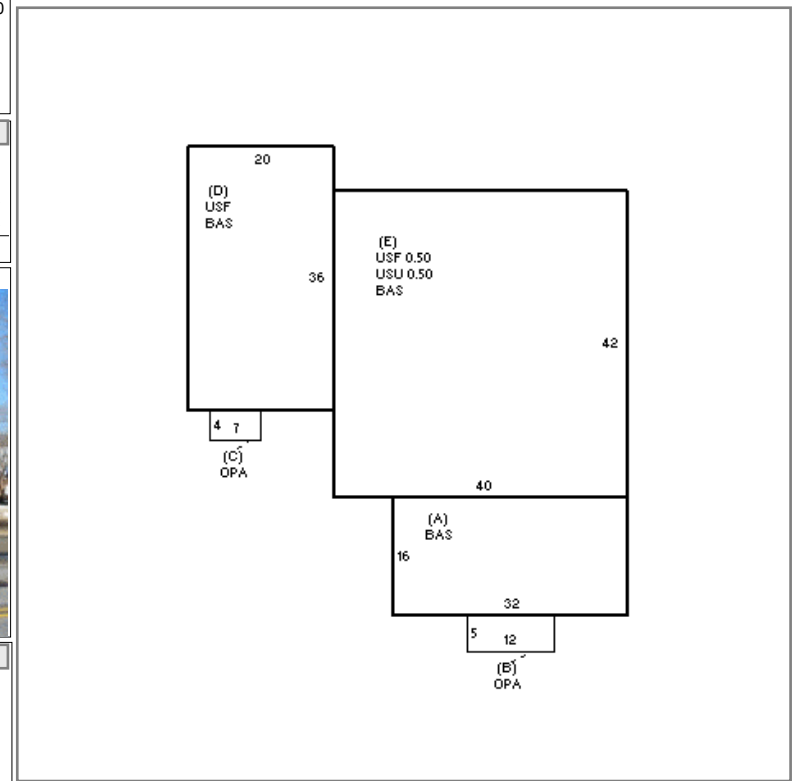
TOTAL	1.870 Acres		ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM		NOTE				LAND	369,400	355,100
St Ind	CH UNDERPASS						BUILDING	280,200	232,300
Infl	AVERAGE						DETACHED	300	300
							OTHER	0	0
							TOTAL	649,900	587,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	G	1.20	10 0.90 2 X 3		6	48.72	300



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2008	JH
MODEL	6		CIM-6	LIST	4/9/2008	JH
STYLE	21	1.12	PROF. BUILDING [71%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
BREWSTER VETERINARY HOSPITAL						
ELECTRTIC HEAT IN FRONT PORTION						
FULLY HEATED W/AC						



DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	1.075
NET AREA	5,312	DETAIL ADJ	1.111
\$NLA(RCN)	\$62	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BAS AREA	512	1986	67.12	34,366
EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	88		18.40	1,619
ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BAS AREA	720	1986	67.12	48,327
ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	USF	L	UP-STRY FIN	720	2016	67.12	48,327
FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BAS AREA	1,680	1986	67.12	112,763
INT. FINISH	2	DRYWALL	1.00	E	USU	L	UP-STRY UNF	840	1986	33.20	27,890
HEATING/COOL	9	WARM/COOL AIR	1.00	E	USF	L	UP-STRY FIN	840	1986	67.12	56,382
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	329,674
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
EFF.YR/AGE	2008 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$280,200