

Key: 2991

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.169

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION			
UNITED STATES POSTAL SERVICE C/O FACILITIES SERVICE CENTER 6 GRIFFIN ROAD WINDSOR, CT 06006							77-1-0				260 UNDERPASS ROAD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
UNITED STATES POSTAL SERV							12/30/1988	XX		6083-18				

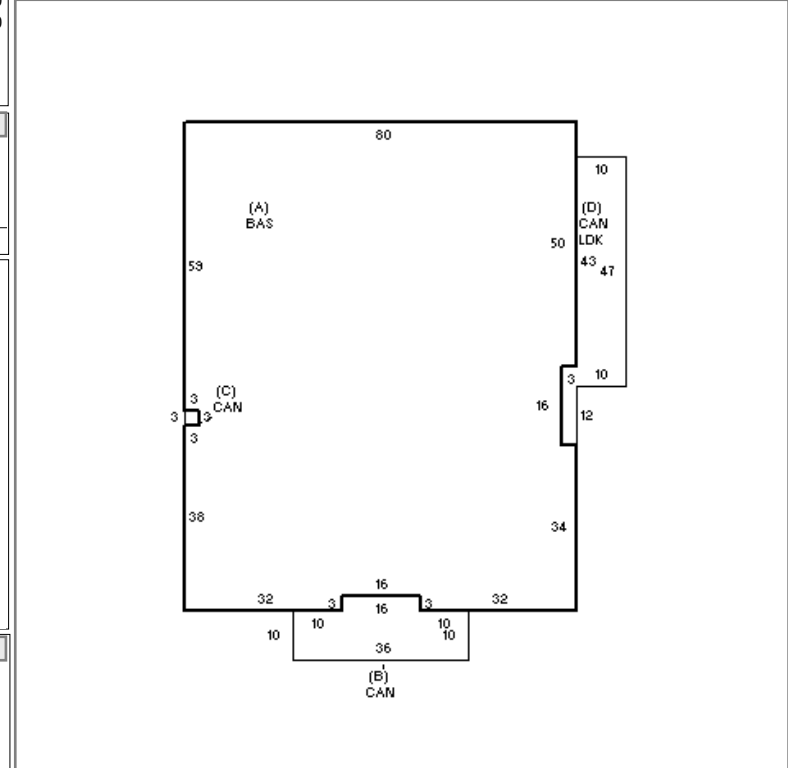
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9000	100	U S GOV					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	26,600	CIM	1.00	33	1.00	A	1.00	274,040	1.35	A	1.00	C01	0.85		226,110
253	A	0.530	CIM	1.00	33	1.00	A	1.00	65,450	1.00	A	1.00	C01	0.85		34,690
303	A	0.729	CIM	1.00	33	1.00	A	1.00	12,070	1.00	A	1.00	C01	0.85		8,800

DETACHED

TOTAL	1.870 Acres	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	269,600	259,300
St Ind	CH UNDERPASS		BUILDING	525,200	500,200			
Infl	AVERAGE		DETACHED	25,700	25,700			
			OTHER	0	0			
						TOTAL	820,500	785,200



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		23,400	2.20	25,700	

BUILDING	CD	ADJ	DESC	MEASURE	7/10/1990	RD
MODEL	5		CIM			
STYLE	57	0.99	OFFICE WAREHOUS [100%]	LIST	7/10/1990	EST
QUALITY	G	1.10	GOOD [100%]	REVIEW	6/28/2009	DHT
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1990	SIZE ADJ	0.896	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,495
NET AREA	7,895	DETAIL ADJ	1.058	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,895	1990	87.40	690,013		
\$NLA(RCN)	\$91	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	CAN	N	CANOPY	408		17.63	7,191		
				ROOF SHAPE	2	HIP	1.00	C	CAN	N	CANOPY	9		17.67	159		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	LDK	N	LOADING DOCK	518		25.10	13,002		
				FLOOR COVER	5	VINYL	1.00	D	CAN	N	CANOPY	518		17.63	9,130		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

TOTAL RCN		719,495
CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
EFF.YR/AGE		1990 / 33
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		\$525,200