

Key: 2992

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.170

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| BREWSTER 350 UNDERPASS LLC PO BOX 2241 ORLEANS, MA 02653 | | | | 76-23-0 | | | | 350 UNDERPASS ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BREWSTER 350 UNDERPASS LL | | | | 06/03/2014 | F | | 1 28181-315 | | | | |
| HIRSCHBERG CECELIA P | | | | 03/22/2004 | H | | 18344-146 | | | | |
| HIRSCHBERG J B & MANCHON | | | | 02/15/1989 | A | | 6630-261 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-----------------|-------------|--------|------------|----|--------|-----|
| 3400 | 100 | GEN OFFICE BLDG | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 719 | 12/12/2011 | 7 | ALTERATIONS | 9,200 | 08/06/2012 | DF | 100 | 100 |
| 513 | 09/19/2011 | 7 | ALTERATIONS | 3,200 | 08/06/2012 | DF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 103 | S | 17,072 | CIM | 1.00 | 33 | 1.00 | A | 1.00 | 274,040 | 1.94 | A | 1.00 | C01 | 0.85 | | | 207,890 |

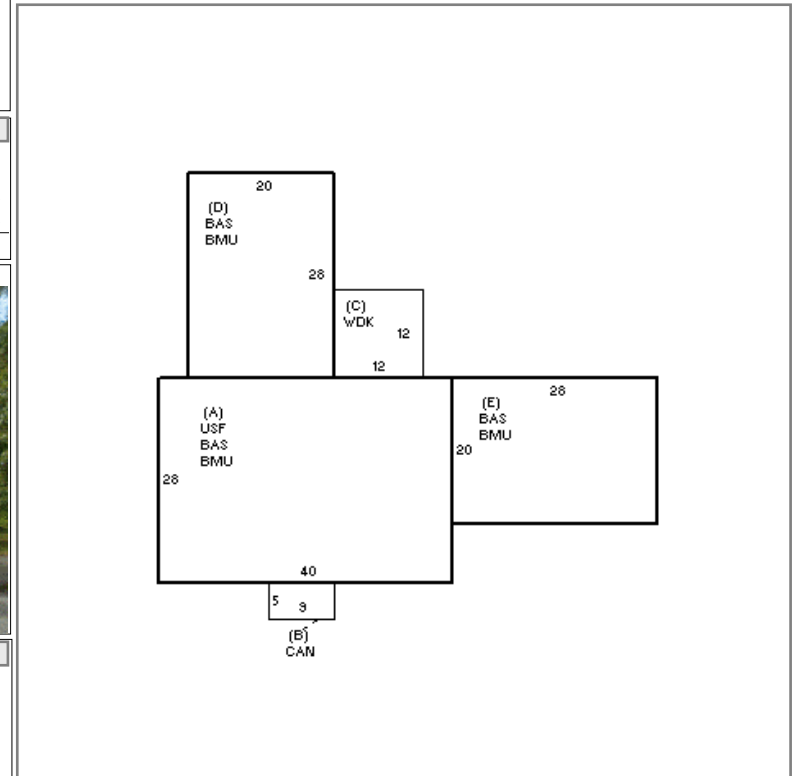
| TOTAL | 17,072 SF | ZONING | CH | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CIM | NOTE | LAND | 207,900 | 199,900 | | | |
| St Ind | CH UNDERPASS | | BUILDING | 328,000 | 312,300 | | | |
| Infl | AVERAGE | | DETACHED | 5,100 | 5,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 541,000 | 517,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| PAV | A | 1.00 | 50 0.50 | | 4,600 | 2.20 | 5,100 |



| BLDG COMMENTS | ASTROLABE |
|---------------|-----------|
|---------------|-----------|



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/26/2006 | RJM |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | LIST | 7/26/2006 | RJM |
| STYLE | 20 | 1.25 | OFFICE BUILDING [100%] | REVIEW | 8/2/2006 | RJM |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1989 | SIZE ADJ | 1.030 |
|--------------|-------|------------|-------|
| NET AREA | 3,360 | DETAIL ADJ | 1.246 |
| \$NLA(RCN) | \$134 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 2 | 1.00 |
| % HEATED | | 100 | 1.00 |
| % AIR COND | | 100 | 1.03 |
| % SPRINKLERS | | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNF | 1,120 | | 37.48 | 41,972 |
| EXT. COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 1,120 | 1989 | 107.55 | 120,453 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 1,120 | 1989 | 107.55 | 120,453 |
| ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | B | CAN | N | CANOPY | 45 | | 21.69 | 976 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 | C | WDK | N | WOOD DECK | 144 | | 20.79 | 2,994 |
| INT. FINISH | 2 | DRYWALL | 1.00 | D | BMU | N | BSMT UNF | 560 | | 37.48 | 20,986 |
| HEATING/COOL | 8 | HEAT PUMP | 1.02 | D | BAS | L | BASE AREA | 560 | 1989 | 107.55 | 60,226 |
| FUEL SOURCE | 1 | OIL | 1.00 | E | BMU | N | BSMT UNF | 560 | | 37.48 | 20,986 |
| | | | | E | BAS | L | BASE AREA | 560 | 1989 | 107.55 | 60,226 |

| TOTAL RCN | 449,272 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| EFF.YR/AGE | 1990 / 33 |
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$328,000 |