

Key: 3009

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.201

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION						
WATKINS JR DONALD R PO BOX 866 BREWSTER, MA 02631				76-19-0				446 UNDERPASS ROAD						
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
				WATKINS JR DONALD R				05/11/2012	F	26324-45				
				DONS AUTO COSMETICS INC				07/03/1996	F	100 10287-312				
				DONALD R WATKINS JR				08/09/1994	F	100 N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
205	02/10/2020	22	I & E					0 0
776	03/16/2016	77	SOLAR PANELS	46,557	05/19/2017	RJM	100	100
	11/02/2006	7	ALTERATIONS	2,000	07/30/2007	RJM	100	100


LAND

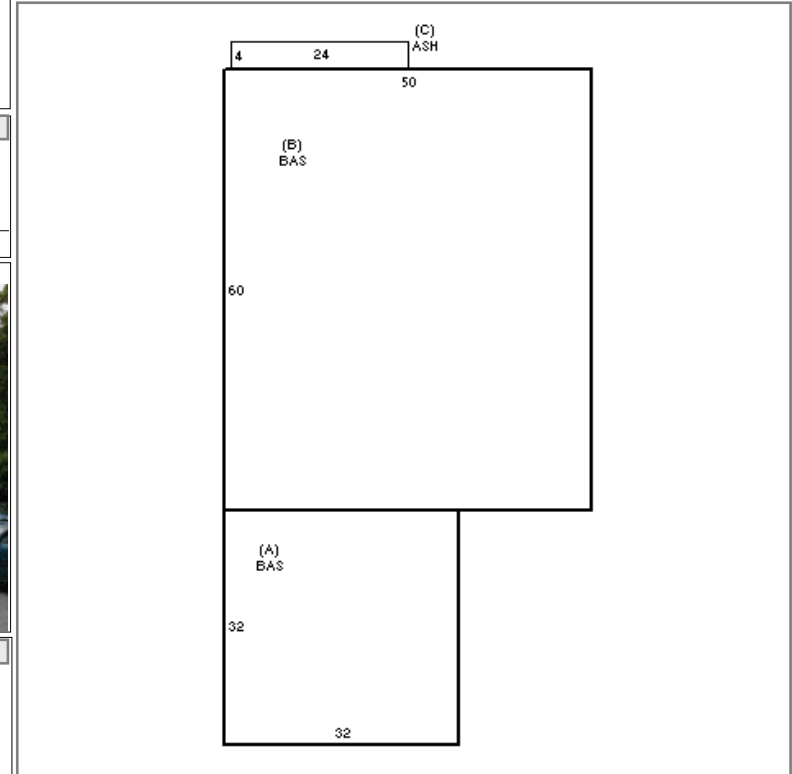
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	35,050	CIM 1.00	33 1.00	A 1.00	274,040	1.10	A 1.00	C01 0.85			242,200

DETACHED

TOTAL	35,050 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	242,200	232,900
St Ind	CH UNDERPASS		BUILDING	130,800	127,600			
Infl	AVERAGE		DETACHED	10,500	10,400			
			OTHER	0	0			
			TOTAL	383,500	370,900			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		3,600	2.20	4,000	
SHF	A	1.00	50 0.50		160	20.77	1,700	
SHF	A	1.00	30 0.70		360	19.22	4,800	



BLDG COMMENTS		
MEASURE	7/30/2007	RJM
LIST	7/30/2007	RJM
REVIEW	8/2/2007	RJM

BUILDING	CD	ADJ	DESC	MEASURE	7/30/2007	RJM
MODEL	5		CIM			
STYLE	52	1.13	SERVICE GARAGE [75%]	LIST	7/30/2007	RJM
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	8/2/2007	RJM

YEAR BLT	1985	SIZE ADJ	0.993	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,064																
NET AREA	4,024	DETAIL ADJ	1.050	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,024	1985	78.64	80,524																		
\$NLA(RCN)	\$79	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	3,000	1985	78.64	235,910																		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	96		27.40	2,630																		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00																										
				FLOOR COVER	9	CONCRETE	0.95																										
				INT. FINISH	6	MINIMUM	0.95																										
				HEATING/COOL	2	HOT WATER	1.02																										
				FUEL SOURCE	2	GAS	1.00																										
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