

Key: 3011

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.203

LEGALS

CURRENT OWNER					PARCEL ID					LOCATION					
WATKINS JR DONALD R PO BOX 866 BREWSTER, MA 02631					76-17-0					470 UNDERPASS ROAD					
					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)		
					WATKINS JR DONALD R					05/11/2012	F		26324-48		
					DONS AUTO COSMETICS INC					07/03/1996	F	100	10287-310		
					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	%
604	07/27/2022	7	ALTERATIONS	12,000	05/24/2024	PJK	100	100
	02/10/2020	22	I & E				0	0
67	03/04/2010	3	OUT BUILDING	1,000	07/07/2015	RJM	100	100
344	06/21/2004	7	ALTERATIONS		07/26/2006	RJM	100	100
689	11/09/1994	5	OTHER	2,000	07/26/2006	RJM	100	100


LAND

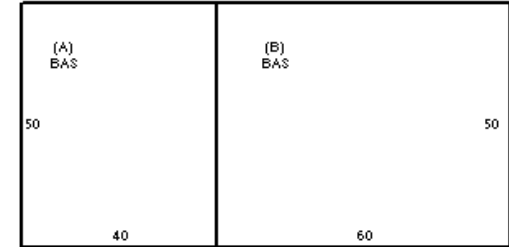
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	CIM	1.00	33	1.00	A	1.00	274,040	1.00	A	1.00	C01	0.85		251,640
303	A	0.115	CIM	1.00	33	1.00	A	1.00	12,070	1.00	A	1.00	C01	0.85		1,390

DETAILED

TOTAL	1.033 Acres			ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM			NOTE	LAND	253,000	243,300			
St Ind	CH UNDERPASS				BUILDING	170,600	162,400			
Infl	AVERAGE				DETACHED	1,900	1,900			
					OTHER	0	0			
					TOTAL	425,500	407,600			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/04/2023
SHM	A	1.00	20 0.80 8X20		160	15.14	1,900		



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2006	RJM
MODEL	6		CIM-6	LIST	7/26/2006	RJM
STYLE	31	1.12	STORE(SM RETAIL [60%])	REVIEW	8/1/2006	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS: UNDERPASS TRUCK & AUTO

LAND

YEAR BLT	1986	SIZE ADJ	1.090	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	258,509
NET AREA	5,000	DETAIL ADJ	0.844	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	2,000	1986	51.70	103,404	CONDITION ELEM CD	
\$NLA(RCN)	\$52	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BAS AREA	3,000	1986	51.70	155,105	EXTERIOR INTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHNGL	1.00										
% HEATED	100	1.00		FLOOR COVER	7	NONE	0.83										
% AIR COND	0	1.00		INT. FINISH	2	DRYWALL	1.00										
% SPRINKLERS	0	1.00		HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	3	ELECTRIC	1.00										
EFF.YR/AGE																1986 / 37	
COND																29 29 %	
FUNC																0	
ECON																5 VACANCY	
DEPR																34 % GD 66	
RCNLD																\$170,600	