

Key: 3061

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.256

LEGAL

LAND

DETACHED

BUILDING

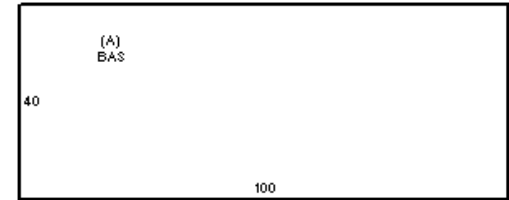
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-----------------------------------------------------------------------|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| 501 UNDERPASS REALTY LLC 83 HARTWELL AVENUE LEXINGTON, MA 02421 | | | | 76-67-0 | | | | 501 UNDERPASS ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 501 UNDERPASS REALTY LLC | | | | 02/16/2023 | V | 1,700,000 | 35641-268 | | | | |
| BREWSTER UNDERPASS LLC | | | | 04/30/2010 | F | 1 | 24519-177 | | | | |
| FERRETTI MARK & | | | | 08/28/2009 | J | 300,000 | 23997-173 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|--------------|--------------|-----------|------------|-----|--------|-----|
| 3250 | 100 | SMALL RETAIL | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 25-13 | | 13 | SPLIT/SUB/LA | | 03/20/2024 | JMG | 100 | 100 |
| | 02/16/2023 | 15 | SALE REVIEW | 1,700,000 | 03/20/2024 | JMG | 100 | 100 |
| 107 | 02/15/2012 | 7 | ALTERATIONS | 2,827 | 06/28/2013 | TRL | 100 | 100 |
| 459 | 07/09/2007 | 4 | COMM BLDG | 5,000 | 04/18/2008 | JH | 100 | 100 |
| 144 | 03/27/2001 | 4 | COMM BLDG | 3,000 | | | 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 | 274,040 | 1.00 | A | 1.00 | C01 | 0.85 | | 251,640 |
| 303 | A | 0.236 | CIM | 1.00 | 33 | 1.00 | A | 1.00 | 12,070 | 1.00 | A | 1.00 | C01 | 0.85 | | 2,850 |

| TOTAL | 1.154 Acres | | ZONING | CH | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|-------------------------------------------------------------------------------------------|--------|----|------|----------|----------|---------|----------|
| Nbhd | CIM | FY25 Combine with 76-68, now Lot 1 Plan Bk 364 Pg 3 combined with Lot A Plan Bk 268 Pg 15 | | | | LAND | 254,500 | 216,400 | 216,400 |
| St Ind | CH UNDERPASS | | | | | BUILDING | 218,200 | 210,700 | 210,700 |
| Infl | AVERAGE | | | | | DETACHED | 7,700 | 7,700 | 7,700 |
| | | | | | | OTHER | 0 | 0 | 0 |
| | | | | | | TOTAL | 480,400 | 434,800 | 434,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| PAV | A | 1.00 | 50 0.50 | | 7,000 | 2.20 | 7,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/18/2008 | JH |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 6 | | CIM-6 | LIST | 4/18/2008 | JH |
| STYLE | 34 | 1.15 | SUPERMARKET [100%] | REVIEW | 5/12/2008 | ER |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 4 | 0.98 | METAL [100%] | | | |

| BLDG COMMENTS |
|-------------------|
| FERRETTI'S MARKET |

| YEAR BLT | 1982 | SIZE ADJ | 1.150 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|--------------|----|---------------|------|
| NET AREA | 4,000 | DETAIL ADJ | 1.206 | FOUNDATION | 2 | SLAB | 1.00 |
| \$NLA(RCN) | \$78 | OVERALL | 1.000 | EXT. COVER | 4 | VINYL | 1.00 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| | | | | ROOF COVER | 10 | METAL | 1.00 |
| | | | | FLOOR COVER | 5 | VINYL | 1.00 |
| | | | | INT. FINISH | 3 | WOOD PANEL | 1.05 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 311,775 |
|---|-----|---|-------------|-------|------|-----------|---------|-------------------|------------|
| A | BAS | L | BAS AREA | 4,000 | 1982 | 77.94 | 311,775 | CONDITION ELEM CD | |
| | | | | | | | | EXTERIOR | A |
| | | | | | | | | INTERIOR | A |
| | | | | | | | | EFF.YR/AGE | 1984 / 39 |
| | | | | | | | | COND | 30 30 % |
| | | | | | | | | FUNC | 0 |
| | | | | | | | | ECON | 0 |
| | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | RCNLD | \$218,200 |