

Key: 3115

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.310

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
POITRAS DANIEL & LINDA TRUSTEES RAIL TRAIL REALTY TR P O BOX 1109 BREWSTER, MA 02631		76-28-0		302 UNDERPASS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POITRAS DANIEL & LINDA		09/16/2004	F	100	19036-349
POITRAS DANIEL & LINDA		05/06/2003	F	100	16872-127
POITRAS DANIEL & LINDA T		01/07/2002	F	1	14671-197

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 %
715	10/22/2020	7	ALTERATIONS	3,500	02/04/2021	PJK	100 100
347	04/19/2019	7	ALTERATIONS	8,000	07/07/2020	PJK	100 100
511	07/09/2015	7	ALTERATIONS	3,000	04/07/2016	RJM	100 100
340	05/15/2015	7	ALTERATIONS	4,000	04/07/2016	RJM	100 100
460	06/05/2013	8	YARD ITEMS	1,000	06/28/2013	TRL	100 100

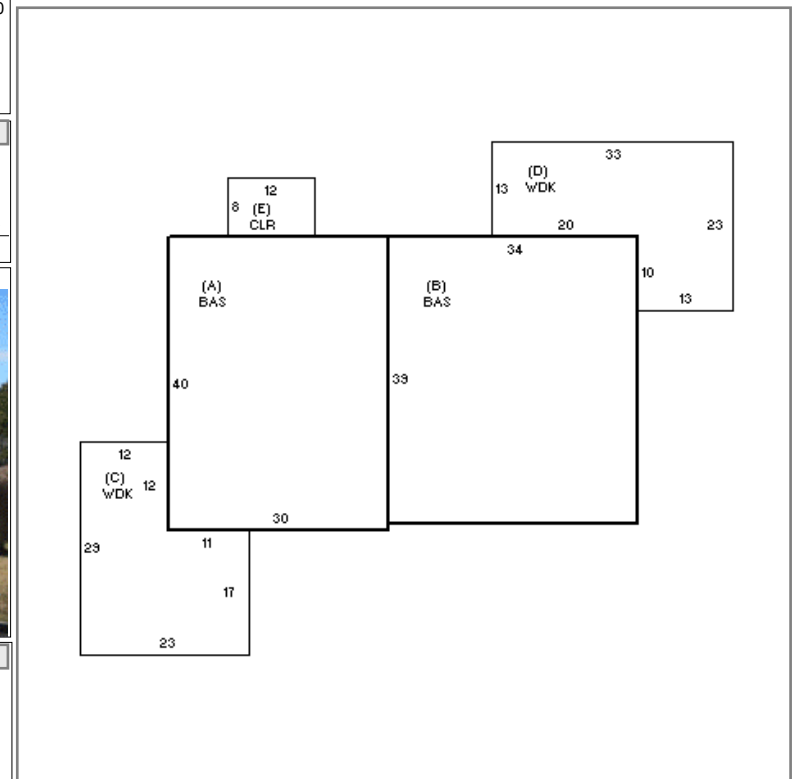
LAND

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	0.097	CIM 1.00	33	1.00	A	1.00	12,070	1.00	A	1.00	C01 0.85	1,170

TOTAL	1.015 Acres	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E	Combined w/M26 Parcel 104-3 for F/Y 06 -- Plan Book 595/93 -- Now Lot 7			LAND	252,800	243,100
St Ind	CH UNDERPASS		BUILDING	184,800	178,200			
Infl	AVERAGE		DETACHED	16,600	16,400			
						OTHER	0	0
						TOTAL	454,200	437,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	20 0.80 3 X 3		9	40.60	300
UTB	G	1.20	10 0.90 20 X 24	2009	480	33.48	14,500
SHM	A	1.00	10 0.90 8X16		128	15.59	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2008	JH
MODEL	6		CIM-6	LIST	4/16/2008	JH
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	4/19/2016	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

RAIL TRAIL BIKE RENTALS/ACK GIOIA

G

YEAR BLT	1985	SIZE ADJ	1.321	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,395		
NET AREA	2,526	DETAIL ADJ	1.151	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	1,200	1985	85.45	102,541	CONDITION ELEM	CD		
\$NLA(RCN)	\$98	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BAS AREA	1,326	1985	85.45	113,307				
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	535		24.63	13,178	EXTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHNGL	1.00	D	WDK	N	WOOD DECK	559		24.63	13,769	INTERIOR	A		
				FLOOR COVER	3	W/W CARPET	1.00	E	CLR	N	COOLER	96		37.50	3,600				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1994 / 29
																		COND	25 25%
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$184,800