

Key: 3116

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.311

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POITRAS DANIEL & LINDA TRUSTEES LIBERTY GOLD REALTY TRUST BOX 1109 BREWSTER, MA 02631				76-27-0				312-ABCD UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POITRAS DANIEL & LINDA T				07/16/2015	F	21196-266	1				
POITRAS JARROD & SAMANTHA				07/19/2006	A	21196-266	1				
POITRAS DANIEL & LINDA				09/16/2004	F	19036-349	100				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	50	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
705	10/15/2020	7	ALTERATIONS	5,000	02/04/2021	PJK	100	100
82	02/03/2020	1	NEW CONSTRUC	250,000	02/04/2021	PJK	100	100

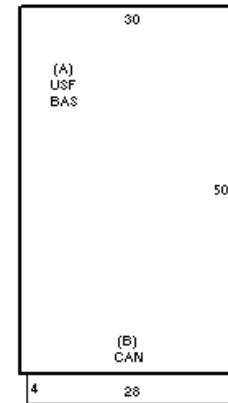
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	21,148	CIM	33	1.00	A	1.00	274,040	1.62	A	1.00	C01 0.85	215,700

TOTAL	21,148 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE			LAND	215,700	207,400	
St Ind	CH UNDERPASS		BUILDING	291,900	280,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	507,600	488,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

1ST FLOOR: (2) 750SF CONTRACTOR BAYS
2ND FLOOR: (2) 750SF APARTMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2021	PJK
MODEL	5		CIM	LIST	2/4/2021	EST
STYLE	57	1.10	OFFICE WAREHOUS [50%]	REVIEW	7/11/2022	PJK
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	300,977
NET AREA	3,000	DETAIL ADJ	1.019	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,500	2020	99.58	149,364	CONDITION ELEM	CD
\$NLA(RCN)	\$100	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	1,500	2020	99.58	149,364	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	112		20.08	2,249	INTERIOR	A
STORIES		2	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00										
% HEATED		100	1.00	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND		100	1.03	INT. FINISH	2	DRYWALL	1.00										
% SPRINKLERS		0	1.00	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$291,900