

Key: 3282

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.479

LEGAL LAND

| CURRENT OWNER | | PARCEL ID | | | LOCATION | | |
|--|--|------------|---|------------|--------------------|--|--|
| HOOK AND HAMMER LLC PO BOX 2117 BREWSTER, MA 02631 | | 77-17-0 | | | 139 UNDERPASS ROAD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| HOOK AND HAMMER LLC | | 07/29/2022 | U | 430,000 | () | | |
| PARKS RAYMOND M | | 01/18/2019 | V | 1 | () | | |
| EDDY CECILIA T TRUSTEE | | 08/27/2003 | F | 260,000 | 17541-219 | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|---------|------------|--------|---------|
| 4000 | 100 | MANUFACT BLDG | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 725 | 09/26/2022 | 7 | ALTERATIONS | 3,000 | 07/19/2023 | PJK | 100 100 |
| | 07/29/2022 | 15 | SALE REVIEW | 430,000 | 06/05/2023 | JMG | 100 100 |
| 514 | 08/13/2020 | 7 | ALTERATIONS | 1,000 | 02/04/2021 | PJK | 100 100 |
| | 04/10/2020 | 22 | I & E | | | | 0 0 |
| 617 | 11/13/2008 | 7 | ALTERATIONS | 3,000 | 05/04/2010 | JH | 100 100 |

LEGAL LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|---------|
| 103 | S | 21,450 | CIM | 1.00 | 33 | 1.00 | A | 1.00 | 274,040 | 1.60 | A | 1.00 | C01 | 0.85 | | | | | | | | 216,270 |

| TOTAL | 21,450 SF | | ZONING | CH | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CIM | | NOTE | | | | LAND | 216,300 | 208,000 |
| St Ind | CH UNDERPASS | | | BUILDING | 152,800 | 145,500 | | | |
| Infl | AVERAGE | | | DETACHED | 4,600 | 4,600 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 373,700 | 358,100 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------|-------|-----------|-------|
| PAV | A | 1.00 | 50 0.50 | | 3,000 | 2.20 | 3,300 |
| SHM | A | 1.00 | 50 0.50 | 8 X 21 | 168 | 15.14 | 1,300 |

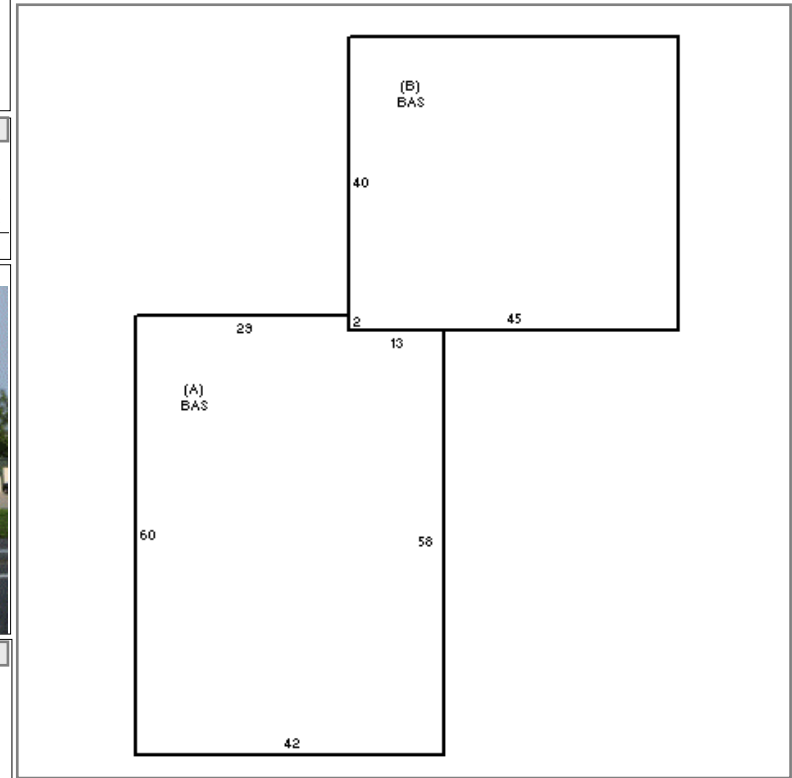
| BUILDING | CD | ADJ | DESC | MEASURE | 4/16/2008 | JH |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 6 | | CIM-6 | LIST | 4/16/2008 | JH |
| STYLE | 63 | 1.12 | LIGHT MANUF. [100%] | REVIEW | 6/4/2010 | ER |
| QUALITY | L | 0.80 | LOW COST [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

BUILDING

| YEAR BLT | 1976 | SIZE ADJ | 1.129 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 212,241 |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 4,294 | DETAIL ADJ | 0.974 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BAS AREA | 2,494 | 1976 | 49.43 | 123,272 | | |
| \$NLA(RCN) | \$49 | OVERALL | 1.000 | EXT. COVER | 15 | CC BLOCK | 0.98 | B | BAS | L | BAS AREA | 1,800 | 1976 | 49.43 | 88,969 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHNGL | 1.00 | | | | | | | | | | |
| | | | | FLOOR COVER | 9 | CONCRETE | 0.95 | | | | | | | | | | |
| | | | | INT. FINISH | 6 | MINIMUM | 0.95 | | | | | | | | | | |
| | | | | HEATING/COOL | 14 | PARTIAL | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |

| CAPACITY | | UNITS | ADJ |
|--------------|--|-------|------|
| STORIES | | 1 | 1.00 |
| % HEATED | | 55 | .97 |
| % AIR COND | | 0 | 1.00 |
| % SPRINKLERS | | 0 | 1.00 |

| BLDG COMMENTS | |
|---------------|--|
| HOOK & HAMMER | |



| TOTAL RCN | | 212,241 | |
|----------------|----|-----------|----|
| CONDITION ELEM | | CD | |
| EXTERIOR | | G | |
| INTERIOR | | A | |
| EFF.YR/AGE | | 1988 / 35 | |
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | | \$152,800 | |