

Key: 3283

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.480

LEGAL

LAND

DETACHED

BUILDING

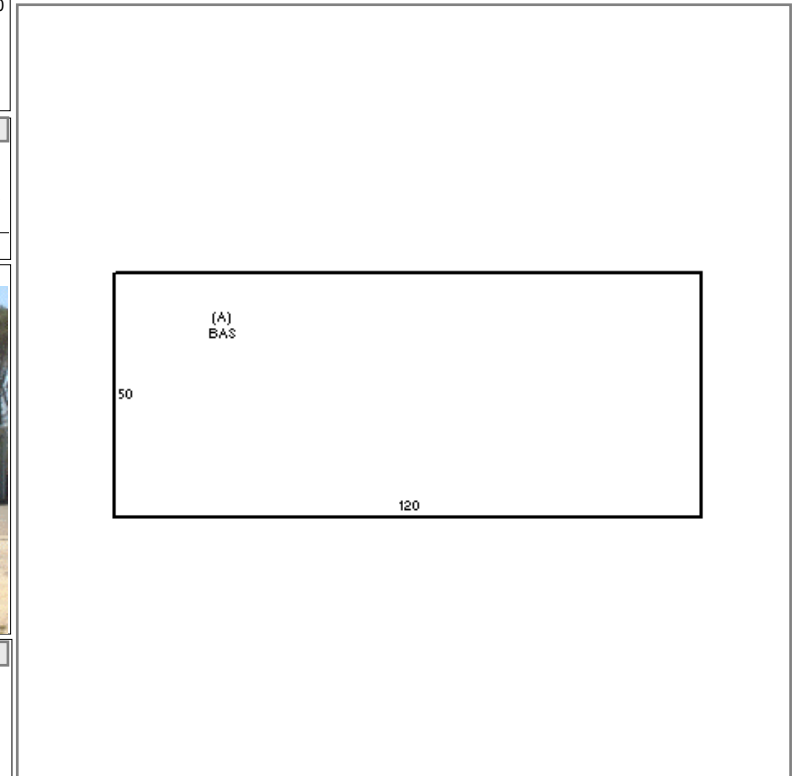
CURRENT OWNER				PARCEL ID				LOCATION			
MACGREGOR J BRUCE P O BOX 1959 BREWSTER, MA 02631				77-29-0				155 UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACGREGOR J BRUCE							1601-67				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	251,640
303	A	2,282	CIM	1.00	33	1.00	A	1.00	12,070	1.00	A	1.00	27,540

TOTAL	3.200 Acres	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	279,200	268,500
St Ind	CH UNDERPASS		BUILDING	131,900	125,500			
Infl	AVERAGE		DETACHED	200	200			
			OTHER	43,600	41,600			
					TOTAL	454,900	435,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	50 0.50 2 X 4		8	40.60	200



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2008	JH
MODEL	6		CIM-6	LIST	4/18/2008	JH
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	5/12/2008	ER
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
6 BAYS

YEAR BLT	1960	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,000	DETAIL ADJ	0.728	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	6,000	1960	34.34	206,063
\$NLA(RCN)	\$34	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	206.063
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$131,900

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3320	100	AUTO REPAIR					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER TOTAL	43,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2008	JH
MODEL	6		CIM-6	LIST	4/18/2008	JH
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	5/12/2008	ER
QUALITY	L	0.80	LOW COST [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
4 BAYS

YEAR BLT	1960	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,980	DETAIL ADJ	0.567	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	1,980	1960	34.44	68,201
\$NLA(RCN)	\$34	OVERALL	1.000	EXT. COVER	15	CC BLOCK	0.98								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00								
% HEATED		0	.92	FLOOR COVER	7	NONE	0.83								
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLERS		0	1.00	HEATING/COOL	13	NONE	1.00								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	68,201
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$43,600