Key: 3482

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,693

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MIAMI STUFF LLC PO BOX 128 SOUTH HARWICH, MA 02661	77-38-0	239 UNDERPASS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MIAMI STUFF LLC	05/16/2023	QS	404,777	35787-16
PARKER KYLE	12/19/2019	H		32561-95
PARKER KYLE & PERRY DANNA	06/07/2007	QS	345,000	22091-64

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3260	100	RESTAURANTS		1	1 of 1

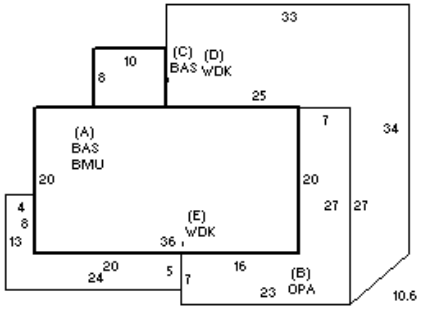
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
611	07/01/2019	3	OUT BUILDING	6,000	07/09/2020	PJK	100	100
454	05/16/2019	7	ALTERATIONS	50,000	07/09/2020	PJK	100	100
268	03/26/2019	7	ALTERATIONS	1,200	07/09/2020	PJK	100	100
427	05/23/2014	3	OUT BUILDING	2,500	07/07/2015	RJM	100	100
441	06/19/2012	7	ALTERATIONS	1,500	06/26/2013	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	15,875	CIM 1.00	33 1.00	A 1.00	274,040	2.06	A 1.00	C01 0.85			205,580

TOTAL	15,875 SF	ZONING	CH	FRNT	0
Nbhd	CIM	NOTE			
St Ind	CH UNDERPASS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	205,600	197,700
BUILDING	165,700	152,000
DETACHED	14,200	14,100
OTHER	0	0
TOTAL	**385,500**	**363,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			6,200	2.20	6,800
SW2	G 1.20	10 0.90	4 X 8		32	48.72	1,400
SHF	+ 1.10	01 1.00	8X12	2014	96	24.21	2,300
CLR	A 1.00	10 0.90	9 X 8	2019	72	56.40	3,700

PHOTO 07/09/2020

BLDG COMMENTS

PICO'S TACO SHACK RESTAURANT

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	39	1.12	RESTAURANT [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/18/2008	JH
LIST	4/18/2008	JH
REVIEW	5/12/2008	ER

YEAR BLT	1983	SIZE ADJ	1.700
NET AREA	800	DETAIL ADJ	1.107
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	720		54.95	39,565
A	BAS	L	BASE AREA	720	1983	157.70	113,546
B	OPA	N	OPEN PORCH	301		39.71	11,952
C	BAS	L	BASE AREA	80	1983	157.70	12,616
D	WDK	N	WOOD DECK	650		30.49	19,816
E	WDK	N	WOOD DECK	152		30.49	4,634

TOTAL RCN 202,129

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G

EFF.YR/AGE	2005 / 18		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	$165,700		