Key: 3493

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,704

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FHE FUNHOUSE ENTERPRISES LLC P O BOX 1200 BREWSTER, MA 02631	77-43-0	23 INDEPENDENCE WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FHE FUNHOUSE ENTERPRISES	10/01/2018	U	420,000	31569-254
CARDINAL DON & DEBORAH A	09/28/2000	QS	51,000	13266-091
PERREAULT RALPH A TRUSTE	05/19/2000	N	192,500	13019-024

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	50	MULTI-USE COM		1	1 of 1

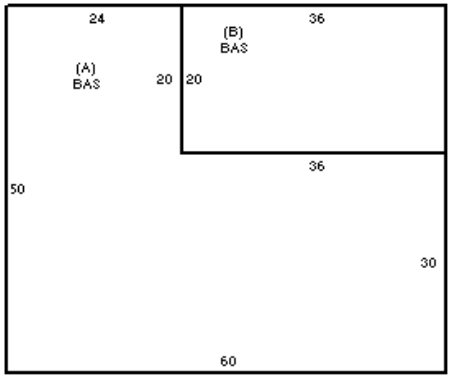
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/03/2022	22	I & E				0	0
	10/01/2018	15	SALE REVIEW	420,000	06/28/2019	JMG	100	100
740	12/08/2003	5	OTHER	7,500	06/28/2005	JB	100	100
685	11/20/2002	1	NEW CONSTRUC	115,000	06/28/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,162	CIM 1.00	33 1.00	A 1.00	274,040	2.14	A 1.00	C01 0.85			204,210

TOTAL	15,162 SF	ZONING	CH	FRNT	0
Nbhd	CIM	NOTE			
St Ind	CH UNDERPASS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	204,200	196,400
BUILDING	157,500	151,900
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	363,400	350,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8 X 12		96	22.01	1,700

PHOTO 04/25/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	53	0.91	STORAGE GARAGE [76%]
QUALITY	A	0.95	AVG [76%]
FRAME	4	0.98	METAL [100%]

MEASURE	4/9/2008	JH
LIST	4/24/2008	JH
REVIEW	5/13/2008	ER

BLDG COMMENTS

APT=3-1-1

YEAR BLT	2002	SIZE ADJ	1.060
NET AREA	3,000	DETAIL ADJ	0.786
$NLA(RCN)	$66	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	24	.92
% AIR COND	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	14	PARTIAL	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,280	2002	66.44	151,491
B	BAS	L	BASE AREA	720	2002	66.44	47,839

TOTAL RCN	199,330
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2002 / 21
COND	2 2 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$157,500