Key: 3494 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 3,705

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALTHER JOSHUA E **43 INDEPENDENCE WAY** **BREWSTER, MA 02631**	**77-44-0**	**43 INDEPENDENCE WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALTHER JOSHUA E	10/30/2000	QS	65,300	13327-234
PERREAULT RALPH A TRUSTE	05/19/2000	N	192,500	13019-024
SNOW EUGENE M	03/23/1989	XX		6669-080

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	79	MULTI-USE COM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		5	OTHER		07/26/2006	RJM	100	100
240	04/26/2006	2	ADD	5,000	07/30/2007	RJM	100	100
246	05/11/2005	4	COMM BLDG	125,000	07/26/2006	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,041	CIM 1.00	33 1.00	A 1.00	274,040	2.16	A 1.00	C01 0.85			203,980

TOTAL	15,041 SF	ZONING	CH	FRNT	0

Nbhd	CIM
St Ind	CH UNDERPASS
Infl	AVERAGE

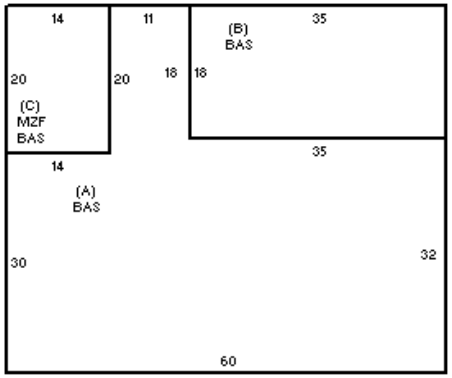
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	204,000	196,100
BUILDING	159,200	153,500
DETACHED	0	0
OTHER	0	0
TOTAL	**363,200**	**349,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/30/2007



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	53	0.90	STORAGE GARAGE [79%]
QUALITY	A	0.96	AVG [79%]
FRAME	4	0.98	METAL [100%]

MEASURE	7/26/2006	RJM
LIST	7/26/2006	RJM
REVIEW	8/2/2007	RJM

YEAR BLT	2005	SIZE ADJ	1.060
NET AREA	3,000	DETAIL ADJ	0.742
$NLA(RCN)	$65	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	21	.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	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,090	2005	63.16	131,998
B	BAS	L	BASE AREA	630	2005	63.16	39,789
C	BAS	L	BASE AREA	280	2005	63.16	17,684
C	MZF	N	FIN MEZ	280		16.88	4,727

TOTAL RCN	194,198

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A

EFF.YR/AGE	2005 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82

RCNLD $159,200