

Key: 3495

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.706

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
C & P LANDHOLDERS LLC 167 CRANBERRY HIGHWAY ORLEANS, MA 02653				77-45-0				44 INDEPENDENCE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
C & P LANDHOLDERS LLC				01/16/2003	B	1 16248-252		13368-056			
CONNELLY DONALD B JR				11/16/2000	QS	62,560		13019-024			
PERREAU RALPH A TRUSTE				05/19/2000	N	192,500					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
511	02/16/2021 09/09/2002	22 1	I & E NEW CONSTRUC	100,000	05/07/2003	TN	100	100

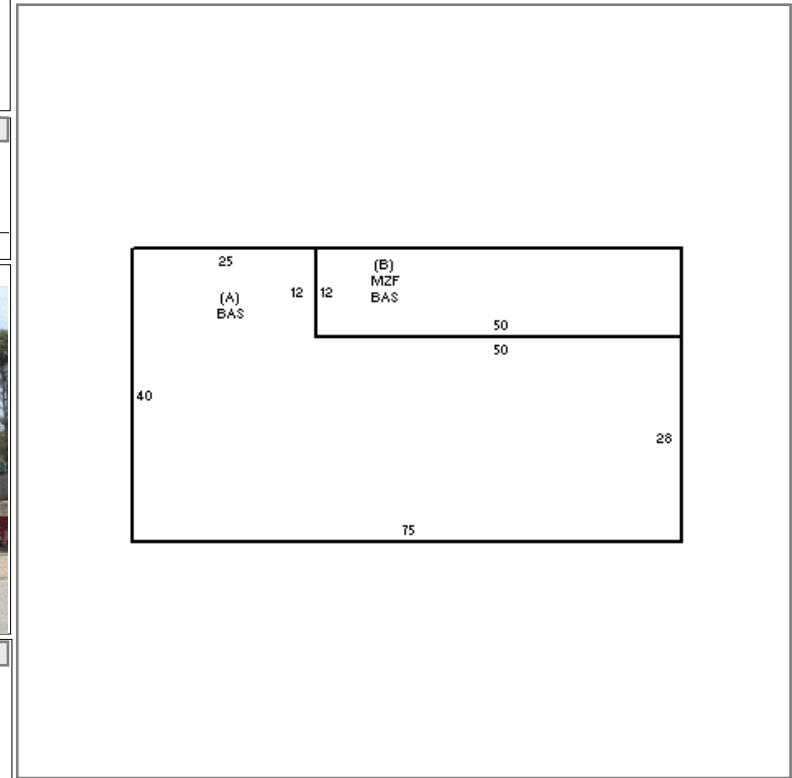
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	15,028	CIM	33	1.00	A	1.00	274,040	2.16	A	1.00	C01 0.85	203,960

TOTAL	15,028 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	204,000	196,100
St Ind	CH UNDERPASS		BUILDING	126,400	121,800			
Infl	AVERAGE		DETACHED	9,900	9,900			
			OTHER	0	0			
						TOTAL	340,300	327,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		5,000	2.20	9,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2008	JH
MODEL	6		CIM-6	LIST	6/28/2005	JB
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	5/8/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.250	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,000	DETAIL ADJ	0.703	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	2,400	2002	49.39	118,526
\$NLA(RCN)	\$53	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BAS AREA	600	2002	49.39	29,631
				ROOF SHAPE	1	GABLE	1.00	B	MZF	N	FIN MEZ	600		19.68	11,810
				ROOF COVER	1	ASPH/CMP SHNGL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	159,967	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
EFF.YR/AGE	2002 / 21	COND	21 21 %
		FUNC	0
		ECON	0
		DEPR	21 % GD 79
RCNLD			\$126,400