

Key: 3497

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.708

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY KEVIN C TRUSTEE THE 6 INDEPENDENCE WAY RLTY TR P O BOX 192 BREWSTER, MA 02631				76-32-0				10-16 INDEPENDENCE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLAHERTY KEVIN C TRUSTEE				12/21/2007	F	100 22560-92					
FLAHERTY KEVIN C				08/16/2007	O	255,000 22270-100					
SULLIVAN MICHAEL J & NAN				01/08/2002	F	100 14673-177					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
38	01/24/2008	1	NEW CONSTRUC	415,000	03/31/2009	JH	100	100

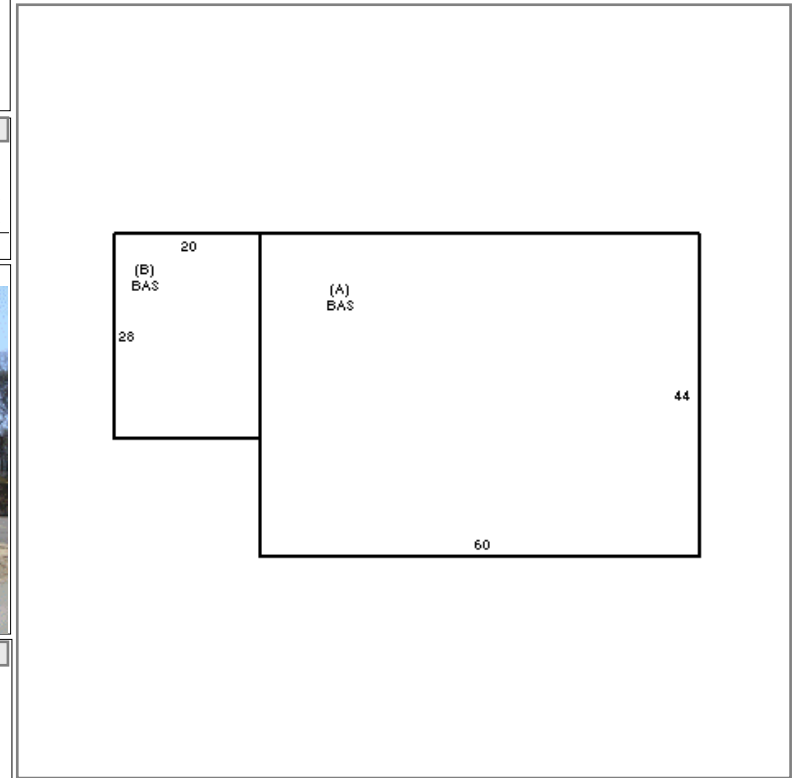
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	15,170	CIM	33	1.00	A	1.00	274,040	2.14	A	1.00	C01 0.85	204,230

TOTAL	15,170 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE			LAND	204,200	196,400	
St Ind	CH UNDERPASS		BUILDING	164,400	158,300			
Infl	AVERAGE		DETACHED	7,300	7,300			
			OTHER	0	0			
					TOTAL	375,900	362,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 12	120	21.39	1,300
PAV	A	1.00	20 0.80		3,400	2.20	6,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2008	JH
MODEL	5		CIM	LIST	4/9/2008	JH
STYLE	53	0.89	STORAGE GARAGE [83%]	REVIEW	4/27/2009	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
#10-RIGHT BAY/ #12-MIDDLE BAY/ #14-LEFT BAY/#16-APT(2-1-1)

YEAR BLT	2008	SIZE ADJ	1.045	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,200	DETAIL ADJ	0.690	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,640	2008	60.42	159,519
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	560	2008	60.42	33,837
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	18		.92	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLERS	0		1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	193.356
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2008 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$164,400