

Key: 105

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 109

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DAY PETER C & STACEY R TRUSTEES 53 BYFIELD CARTWAY REALTY TRUST 225 HIGH STREET WINCHESTER, MA 01890		50-5-0		53 BYFIELD CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DAY PETER C & STACEY R TR		12/02/2022	F	1	35518-211
DAY PETER C & STACEY R		08/06/2015	QS	1,850,000	29060-296
DAVIES PHILIP D & AMANDA		08/03/2012	QS	1,040,000	26559-170

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
742	09/28/2015	2	ADD	20,000	05/02/2016	WFF	100 100
405	04/30/2014	5	OTHER	9,000	06/18/2015	MW	100 100
166	03/11/2014	1	NEW CONSTRUC	300,000	06/18/2015	MW	100 100
127	02/24/2014	6	DEMO	127	06/18/2015	MW	100 100
199	05/21/2009	7	ALTERATIONS	5,000	04/08/2010	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	29,320	2	1.00	A	1.00	A	1.00	2,082,400	1.64	5	0.95	BEX	10.00		2,302,070

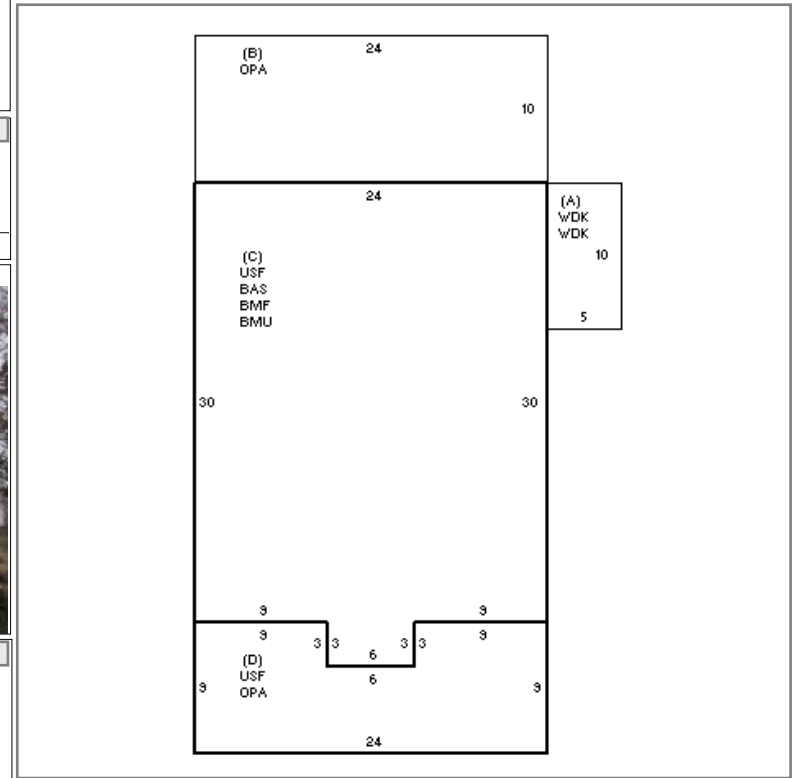
TOTAL	29,316 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N Topo=Shape ----- STREET & HOUSE NUMBER CHGD O TO 53 BYFIELD RD PER BFD - 3/11/16 FORMALLY T KNOW AS 38 SAINTS LANDING				LAND	2,302,100	2,171,900
St Ind	AVERAGE					BUILDING	719,000	687,200
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	3,021,100	2,859,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/02/2016



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/30/2015	MR
MODEL	1		RESIDENTIAL	LIST	7/30/2015	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/31/2015	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	790,138
NET AREA	1,674	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	100		61.39	6,139	CONDITION ELEM	CD
\$NLA(RCN)	\$472	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	438		78.30	34,295	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	738		97.57	72,005	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BMF	N	BSMT FINISH	738		58.87	43,447	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	738	2014	455.50	336,161	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	936	2014	284.97	266,731	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		4,895.30	4,895		
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2014 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$719,000