

Key: 106

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 110

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LAND

CURRENT OWNER						PARCEL ID				LOCATION				
BYFIELD CARTWAY, LLC 79 BYFIELD CARTWAY BREWSTER, MA 02631						50-6-0				57-85 BYFIELD CARTWAY				
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
						BYFIELD CARTWAY, LLC				12/19/2013	F	1 27895-78		
SLYE TERRY L TRUSTEE				04/27/2012	F	1 26286-350								
BLANK ELIZABETH C				04/27/2012	F	1 26286-347								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			67	1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-446	07/08/2024	77	SOLAR PANELS	77,000				0 0
24-398	06/11/2024	7	ALTERATIONS	12,128				0 0
737	09/27/2022	9	HVAC	57,477	04/17/2024	NF	100	100
105	02/08/2022	1	NEW CONSTRUCT	1,500,000	04/17/2024	NF	100	100
1010	11/03/2021	5	OTHER	30,000	03/31/2023	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	2	1.00	A	1.00	A	1.00	2,192,000	1.00	A	1.00	BEX	10.00		3,033,470
200	A	1,377	2	1.00	A	1.00	A	1.00	1,205,000	1.00	A	1.00	BEX	10.00		1,659,290
300	A	0,576	2	1.00	A	1.00	A	1.00	120,000	1.00	A	1.00	BEX	10.00		69,120

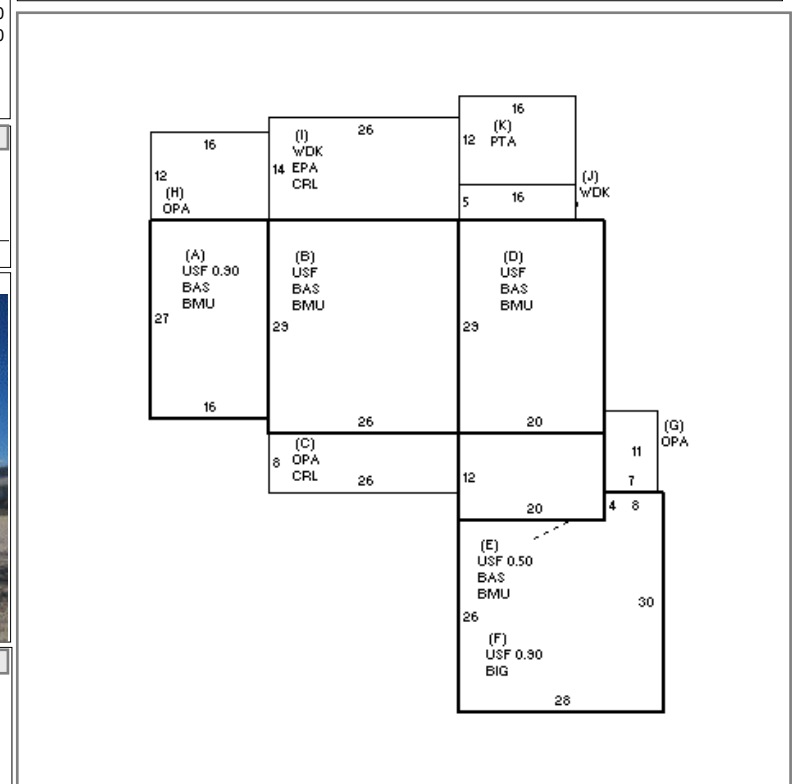
TOTAL	3.330 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2		N O T E	Formerly known as 79 Byfield Cartway, address numbers updated 1/26/23 per FD			LAND	4,761,900	4,492,600
St Ind	AVERAGE			LAND BUILDING	1,713,000	676,000			
Infl	AVERAGE			DETACHED	2,800	2,800			
				OTHER	293,700	269,900			
				TOTAL	6,771,400	5,441,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	30 0.70 8 SIDES 4'		77	36.50	2,000
SHF	A	1.00	30 0.70 6X8		48	22.94	800



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	JMG
MODEL	1		RESIDENTIAL	LIST	5/2/2023	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/16/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#67 NEW HOUSE



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YEAR BLT	2022	SIZE ADJ	0.970
NET AREA	4,533	DETAIL ADJ	1.000
\$NLA(RCN)	\$382	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	19	\$42,385
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,730,282
+	BMU	N	BSMT UNFINISHED	2,006		79.35	159,178		
+	BAS	L	BASE AREA	2,006	2022	369.27	740,763		
+	USF	L	UPPER STORY FIN	2,527	2022	231.08	583,927		
C	CRL	N	BSMT CRAWL	208		50.54	10,513		
+	OPA	N	OPEN PORCH	477		83.23	39,699		
F	BIG	N	BUILT-IN GARAGE	760		79.16	60,162		
I	CRL	N	BSMT CRAWL	364		50.54	18,398		
I	EPA	N	ENCLOSED PORCH	364		113.90	41,458		
+	WDK	N	WOOD DECK	444		65.25	28,971		
K	PTA	N	PATIO	192		25.14	4,827		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2022 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$1,713,000
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LEGAL

LAND

DETACHED

BUILDING

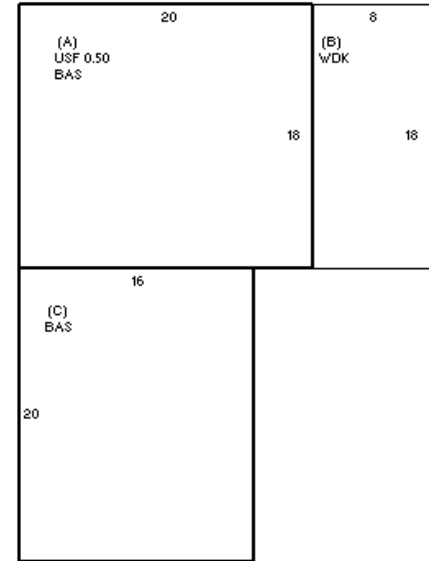
CURRENT OWNER				PARCEL ID				LOCATION			
BYFIELD CARTWAY, LLC 79 BYFIELD CARTWAY BREWSTER, MA 02631				50-6-0				57-85 BYFIELD CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			79	2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	111,700	
St Ind					
Infl					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
#79 "THE BARN"

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/28/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/16/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	186,180		
NET AREA	860	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	680	1900	220.33	149,827	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	180	1900	140.68	25,323	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		29.70	4,276	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,829.40	1,829	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT FINISH	4	WALL BOARD	1.00									HEAT/ELEC	A		
				HEATING/COOL	16	FHA+DCTLS AC	1.01												
				FUEL SOURCE	3	ELECTRIC	0.95												
CAPACITY		UNITS	ADJ																
STORIES		1.5	1.00																
ROOMS		5	1.00																
BEDROOMS		1	1.00																
BATHROOMS		1	1.00																
FIXTURES		5	\$4,924																
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		1	1.00																
# OF UNITS		1	1.00																
																	EFF.YR/AGE	1933 / 90	
																	COND	40 40 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	40 % GD 60	
																	RCNLD	\$111,700	

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BYFIELD CARTWAY, LLC 79 BYFIELD CARTWAY BREWSTER, MA 02631				50-6-0				57-85 BYFIELD CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			85	3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	66,600	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

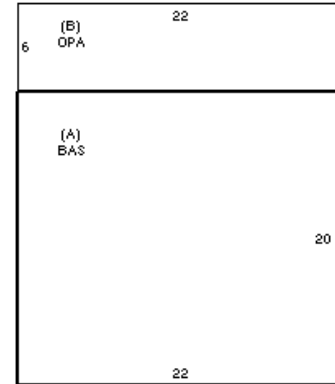


BLDG COMMENTS

#85 COTTAGE CLOSEST TO WATER

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/10/2005	JB
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/16/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	440	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	4	\$3,939	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	440	1900	227.80	100,233
B	OPA	N	OPEN PORCH	132		37.88	5,000
	ODS	O	OUTDOOR SHOWER	1		1,829.40	1,829

TOTAL RCN	111,001	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD	\$66,600	

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BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BYFIELD CARTWAY, LLC 79 BYFIELD CARTWAY BREWSTER, MA 02631				50-6-0				57-85 BYFIELD CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			57	4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

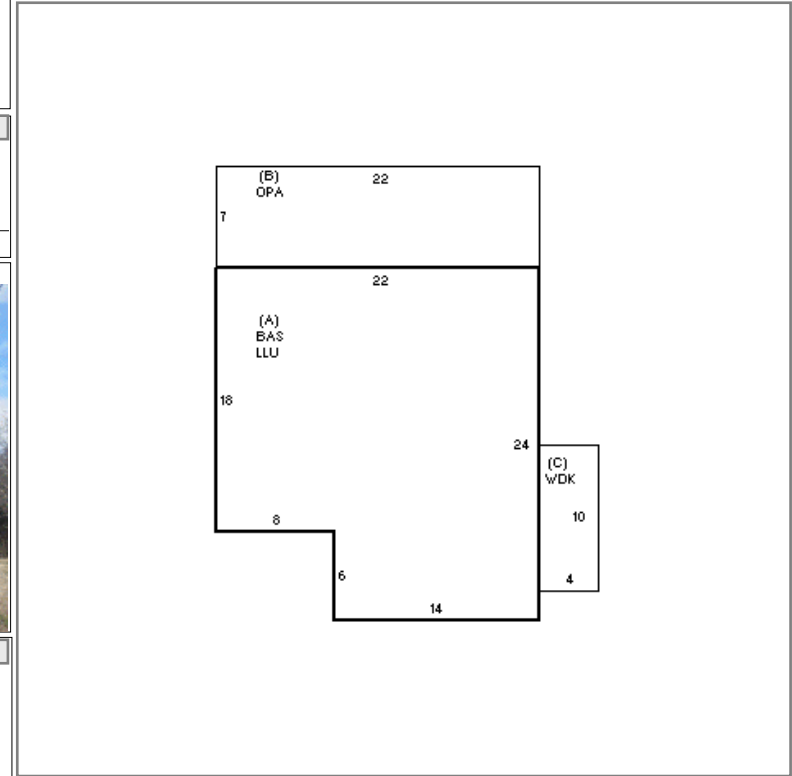
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	115,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
#57 RELOCATED COTTAGE - CLOSEST TO ROAD



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	JMG
MODEL	1		RESIDENTIAL	LIST	5/2/2023	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/16/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	480	DETAIL ADJ	1.000
\$NLA(RCN)	\$334	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$5,070	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	480		69.67	33,442
A	BAS	L	BASE AREA	480	1900	234.57	112,593
B	OPA	N	OPEN PORCH	154		39.00	6,006
C	WDK	N	WOOD DECK	40		30.58	1,223
	ODS	O	OUTDOOR SHOWER	1		1,883.70	1,884

TOTAL RCN	160,217
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	E
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$115,400