

Key: 109

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 116

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOHERTY TRACEY D TRUSTEE DOHERTY FAMILY TRUST 80 OREGON AVENUE BRAintree, MA 02184				50-9-0				93 BYFIELD CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOHERTY TRACEY D TRUSTEE				03/20/2023	F	10 35688-235					
DOHERTY TRACEY D TRUSTEE				07/11/2018	F	1 31395-143					
DOHERTY PAUL D & TRACEY D				07/11/2018	F	1 31395-121					

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	%
566	06/17/2019	3	OUT BUILDING	4,650	07/06/2020	NF	100	100
255	03/22/2019	10	INGROUND POO	35,000	07/06/2020	NF	100	100
1049	12/12/2018	1	NEW CONSTRUC	9,000	07/06/2020	NF	100	100
420	05/16/2018	1	NEW CONSTRUC	900,000	07/06/2020	NF	100	100
2020-18	04/22/2018	13	SPLIT/SUB/LA		07/30/2019	JMG	100	100

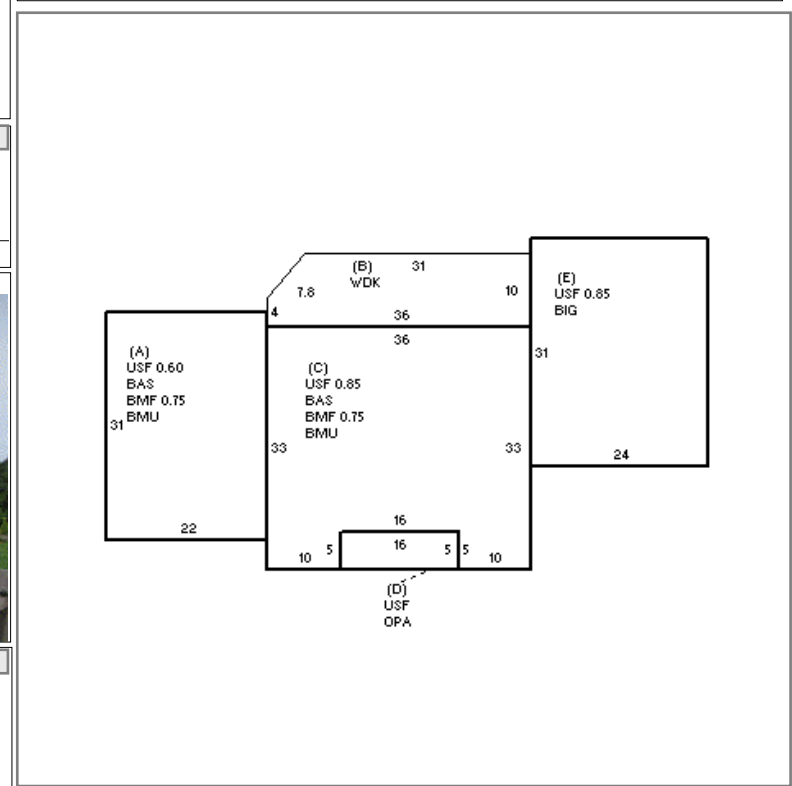
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,410	2	1.00	A	1.00	A	1.00	BA+	4.00		927,840

TOTAL	24,410 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N O T E FY2020 Combine with 50-10 to remain 50-9 per Plan Bk 675 Pg 12				LAND	927,800	875,400
St Ind	AVERAGE		LAND	1,174,600	1,121,100			
Infl	AVERAGE		BUILDING	28,000	27,700			
			OTHER	0	0			
						TOTAL	2,130,400	2,024,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	01 1.00 20X40	2019	800	32.01	25,600
SHF	A	1.00	01 1.00 8X14	2019	112	21.39	2,400

PHOTO 07/06/2020

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC
BMF=RECRM



BUILDING	CD	ADJ	DESC	MEASURE	6/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/20/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	7/27/2020	ER
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,853	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,790		67.73	121,235
\$NLA(RCN)	\$321	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,343		43.41	58,303
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,790	2018	313.32	560,849
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	2,063	2018	193.75	399,698
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	345		51.90	17,907
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	80		66.20	5,296
				HEATING/COOL	9	WARM/CL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	744		62.97	46,849
				FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00	
								ODS	O	O	OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,236,403
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$1,174,600