

Key: 111

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 118

LEGAL

LAND

DETACHED

BUILDING

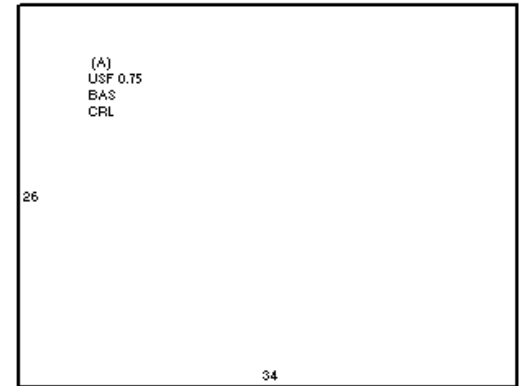
CURRENT OWNER		PARCEL ID		LOCATION	
A-M COTTAGE LLC 21 ROBERT ROAD MARBLEHEAD, MA 01945		50-15-0		40 FRANKLIN CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
A-M COTTAGE LLC		12/31/2015	F	1	29370-68
HANNIGAN VIRGINIA TRUSTEE		06/28/2013	DC		1701-161
HANNIGAN VIRGINIA & MCKIN		08/08/1972	XX	25,000	1701-161

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 %
141	02/12/2021	7	ALTERATIONS	15,000	04/27/2022	TCK	100 100
390	05/07/2013	7	ALTERATIONS	60,000	08/06/2014	RJM	100 100
276	05/21/2003	3	OUT BUILDING	2,000	08/20/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,190	2	1.00	A	1,468,640	2.51	A	1.00	BVG	6.70	1,454,250

TOTAL	17,190 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	1,454,300	1,372,000
St Ind	AVERAGE		BUILDING	259,300	244,900			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,714,800</b>	<b>1,618,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10	2005	80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	9/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/4/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.000
\$NLA(RCN)	\$270	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	884		27.34	24,165
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1957	281.60	248,936
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1957	187.52	124,329
ROOF COVER	1	ASPH/CMP SH	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
FLOOR COVER	5	VINYL	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	418,203
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$259,300