

Key: 117

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 125

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
NEWMAN JAMES A & CHARLOTTE A 10 BLAKE ROAD LEXINGTON, MA 02420		50-33-0		1 CARVER ROAD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
NEWMAN JAMES A & CHARLOTT		09/02/2020	QS	2,350,000	33226-188							
BARINGER CHARLES D & NANC		10/17/2002	F	1 15755-234								
BARINGER NANCY D		01/18/1994	A	100 9004-281								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,769 3	1.00 3A	1.00 A	1.00	2,630,400	2.85	A	1.00	BSB	12.00	2,546,010

TOTAL	14,769 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	2,546,000	2,402,000			
St Ind	BREWSTER PARK		BUILDING	618,200	575,200			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
TOTAL				3,165,600	2,978,600			

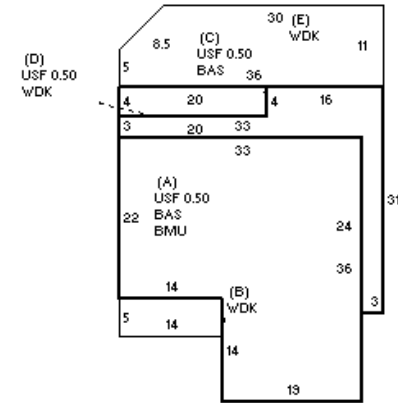
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 5X18		90	22.01	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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 %
23-37	01/19/2023	7	ALTERATIONS	34,900	04/18/2024	NF	100 100
430	05/23/2022	7	ALTERATIONS	7,500	02/27/2023	TCK	100 100
194	03/11/2022	9	HVAC	45,654	02/27/2023	TCK	100 100
1072	12/02/2021	7	ALTERATIONS	270,336	02/27/2023	TCK	100 100
	09/02/2020	15	SALE REVIEW	2,350,000	03/08/2021	JMG	100 100



YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	618,205
NET AREA	1,894	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	992		69.44	68,888	CONDITION ELEM	CD
\$NLA(RCN)	\$326	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,236	1978	290.13	358,601	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	658	1978	216.39	142,384	INTERIOR	E
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	528		46.14	24,362	KITCHEN	E
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		11,947.70	11,948	BATHS	E
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843	HEAT/ELEC	E
				HEATING/COOL	11	HTWT/CL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$9,181														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		2023 / 0															
COND	0 0 %																
FUNC	0																
ECON	0																
DEPR	0 % GD		100														
RCNLD			\$618,200														