

Key: 121

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 129

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RICE SUSAN N TRUSTEE ELIZABETH W J RICE COTTAGE NT BOX 1212 BREWSTER, MA 02631				50-43-0				67 CARVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICE SUSAN N TRUSTEE				07/14/2020	DC		7399-215				
RICE ELIZABETH W J & JONA				12/31/1990	A		1 7399-215				

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	%
23-202	03/14/2023	77	SOLAR PANELS	34,291	04/18/2024	NF	100	100
	10/29/2019	30	ABATEMENT RE		11/18/2019	JMG	100	100
315	04/05/2019	7	ALTERATIONS	3,850	07/06/2020	NF	100	100
70	02/02/2015	7	ALTERATIONS	32,000	04/28/2016	WFF	100	100
46	01/28/2011	7	ALTERATIONS	320,000	03/30/2012	MR	100	100

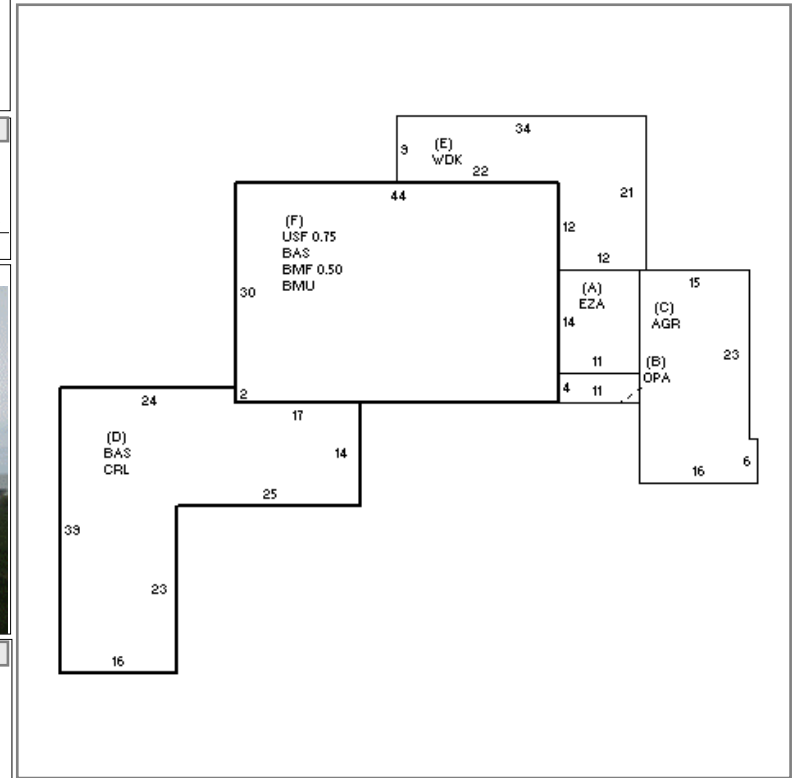
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,700 3	1.00	3A 1.00	A 1.00	2,630,400	1.37	A 1.00	BSB 12.00			3,116,580

TOTAL	37,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	N O T E	Estimated s.f.			LAND	3,116,600	2,450,200
St Ind	BREWSTER PARK		LAND	765,200	731,900			
Infl	AVERAGE		DETACHED	10,100	10,000			
			OTHER	0	0			
TOTAL						3,891,900	3,192,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30	0.70 23X22		506	28.49	10,100



BLDG COMMENTS
 BMF=TV RM,FAMRM; 5TH BATH IS IN GARAGE
 24 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/18/2019	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	0.980
NET AREA	3,300	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		11	1.00
BEDROOMS		6	1.00
BATHROOMS		5	1.00
FIXTURES		16	\$22,256
GARAGE SPACES		1	1.00
% BSMT FIN		50	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	EZA	N	ENCL BREEZEWAY	154		73.12	11,260
EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	44		52.43	2,307
ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	441		42.48	18,735
ROOF COVER	1	ASPH/CMP SH	1.00	D	CRL	N	BSMT CRAWL	990		28.10	27,822
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	2,310	1966	232.63	537,380
INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	450		41.11	18,497
HEATING/COOL	11	HTWT/CL AIR	1.05	F	BMF	N	BSMT UNFINISHED	1,320		56.98	75,213
FUEL SOURCE	2	GAS	1.00	F	BMU	N	BSMT FINISH	660		39.42	26,018
				F	USF	L	UPPER STORY FIN	990	2011	190.82	188,907
				F22	O	FPL 2S 2OP		1		13,078.10	13,078
				GEN	O	GENERATOR				0.00	
				GFP	O	GAS FIREPLACE		1		3,277.90	3,278

TOTAL RCN	944,751
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$765,200