

Key: 127

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 136

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
HIGHLEY SEWARD T TRUSTEE THE HIGHLEY COTTAGE REALTY TR C/O JONATHAN MATEL P O BOX 150 OSTERVILLE, MA 02655		50-46-0	50 CARVER ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HIGHLEY SEWARD T TRUSTEE		09/11/1998	F	100	11692-084	
JORDAN NANCY & HELEN MA		09/15/1980	XX		3153-305	

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	%
290	10/24/2013	7	ALTERATIONS	1,800	08/06/2014	RJM	100	100
	04/27/2007	7	ALTERATIONS	4,000	09/07/2007	JH	100	100

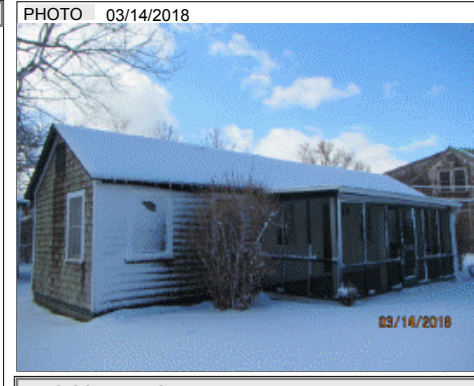
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,400	3	1.00	3A	1.00	A	1.00	1,139,840	5.28	A	1.00	BGD	5.20			1,022,420

TOTAL	7,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	1,022,400	964,600
St Ind	BREWSTER PARK		LAND	122,500	115,700			
Infl	AVERAGE		DETACHED	3,500	3,500			
			OTHER	0	0			
						TOTAL	1,148,400	1,083,800

DETACHED

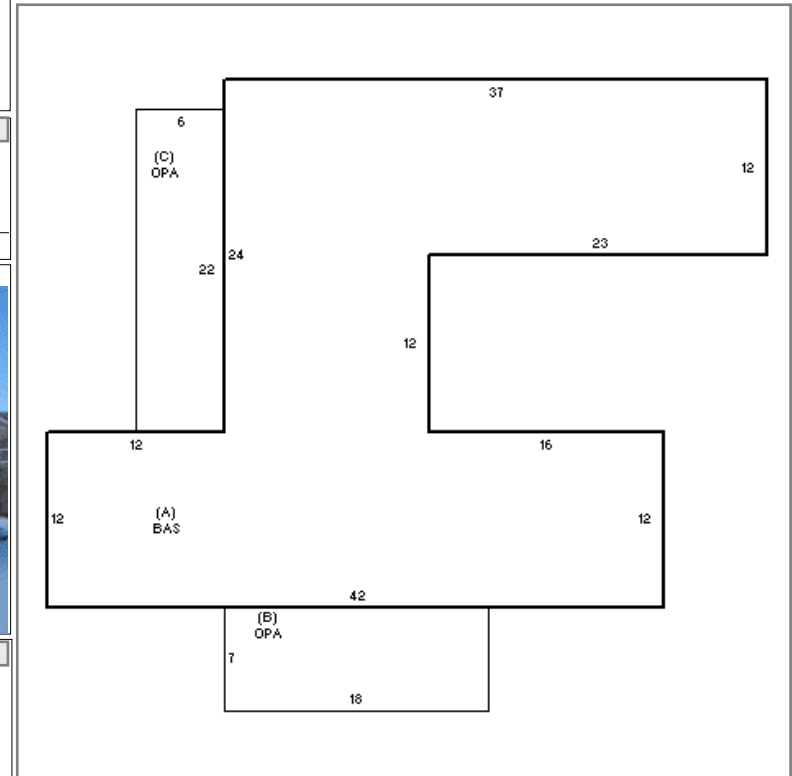
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	L	0.80	50 0.50	12X20		240	29.43	3,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	9/7/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/20/2019	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,116	DETAIL ADJ	1.000
\$NLA(RCN)	\$183	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,633	
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	3	WD PANEL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,116	1930	171.38	191,259
+	OPA	N	OPEN PORCH	258		33.75	8,708
	ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630

TOTAL RCN	204,229
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	\$122,500