

Key: 13603

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.308


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
LAFAVE GARY J & DEBORAH L 16 CAHOON ROAD BREWSTER, MA 02631				93-63-0				16 CAHOON ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAFAVE GARY J & DEBORAH L				01/29/2015	O	1,285,000	(205465)					
SHEA THOMAS F JR & CAROLY				06/02/2000	F	100	(157905)					
SEASIDE COTTAGES L.L.C.				03/03/2000	F		(156805)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	PF4	3.50		1,061,720
300	A	0.085	13	1.00	A	1.00	A	1.00	PF4	3.50		3,570
350	A	0.055	13	1.00	A	1.00	A	1.00	TWP	1.00		120

LAND

TOTAL	1.517 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N POND FRONT-- Subdivision of Parcel 69 for F/Y 2005 -- O Lot 2 on Pending LCP# 14315-B				LAND	1,065,400	1,005,100
St Ind	AVERAGE	T House # changed to #16 per FD 5/18/05cc				BUILDING	1,620,600	1,530,900
Infl	AVERAGE	E				DETACHED	0	0
						OTHER	221,900	209,800
						TOTAL	2,907,900	2,745,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/11/2021
									

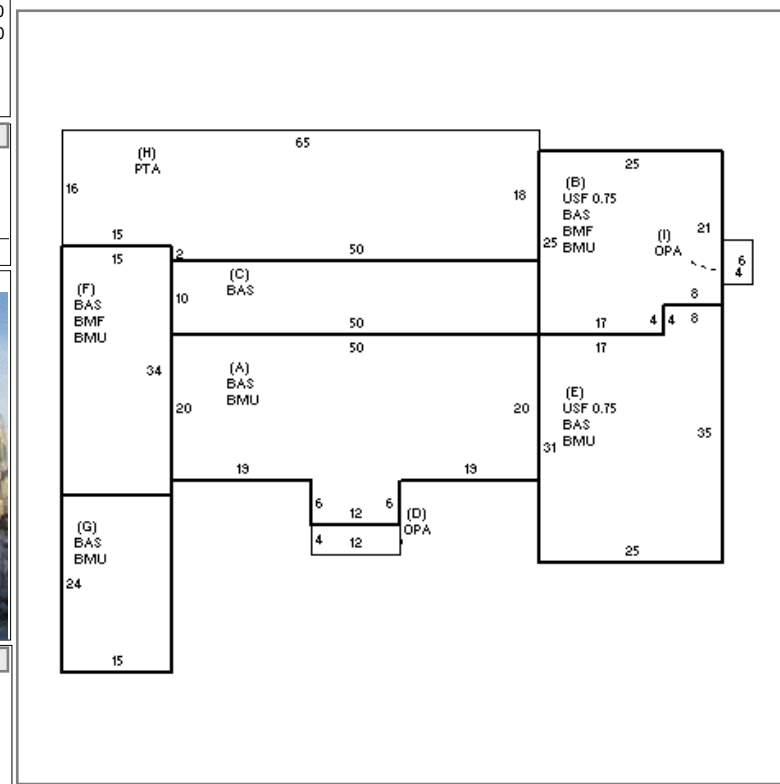
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	5/7/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2021	MR
QUALITY	G	1.30	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	GENERATOR		

LOADING

YEAR BLT	2001	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,742,607
NET AREA	4,892	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	3,342		61.93	206,983		
\$NLA(RCN)	\$356	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,982	2001	299.34	892,619		
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	1,103		45.97	50,703		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,050	2001	237.94	249,832		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	860	2015	299.34	257,429		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	72		67.46	4,857		
				HEATING/COOL	11	HTWT/CL AIR	1.05	H	PTA	N	PATIO	1,140		16.09	18,343		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	2		10,303.70	20,607		
									ODS	O	OUTDOOR SHOWER	1		3,258.50	3,259		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
562	06/28/2019	5	OTHER		06/28/2019	JMG	100	100
716	06/24/2016	7	ALTERATIONS	7,356	03/21/2017	NF	100	100
676	09/21/2015	7	ALTERATIONS	3,000	05/17/2016	WFF	100	100
480	09/04/2015	5	OTHER	17,000	05/17/2016	WFF	100	100
	07/01/2015	1	NEW CONSTRUC		05/17/2016	WFF	100	100



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT/ELEC	V

EFF. YR/AGE	2016 / 7
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93

RCNLD	\$1,620,600
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Key: 13603

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.309

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAFAVE GARY J & DEBORAH L				93-63-0				16 CAHOON ROAD			
16 CAHOON ROAD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

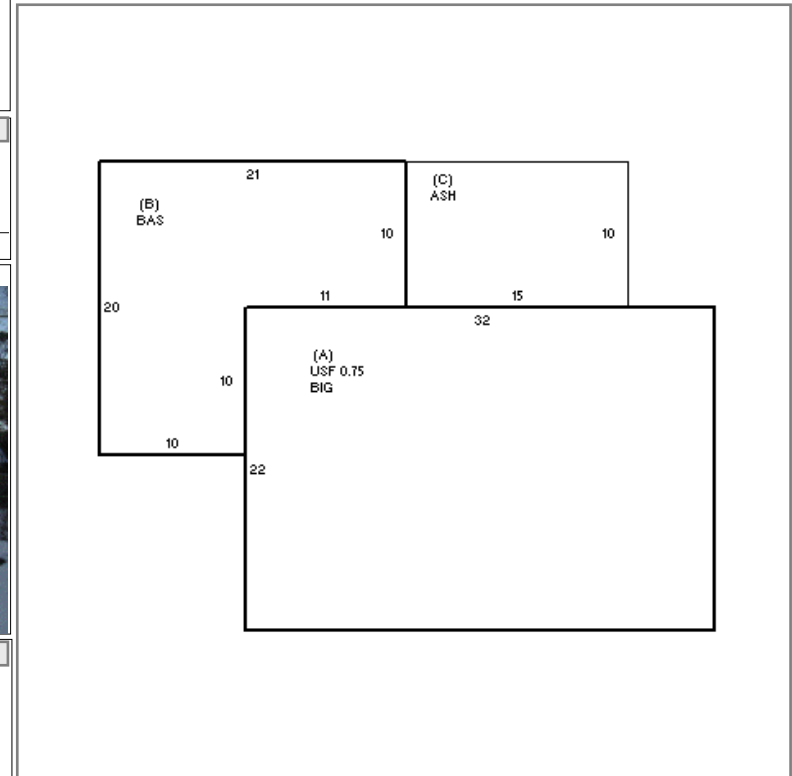
TOTAL	ZONING				FRNT				ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE				LAND BUILDING DETACHED OTHER				221,900		
St Ind											
Infl											
TOTAL											

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

NO KITCHEN FACILITIES



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	5/7/2013	SF
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	3/11/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	264,164				
NET AREA	838	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	704		52.55	36,997	CONDITION ELEM	CD				
\$NLA(RCN)	\$315	OVERALL	0.850	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	528	2001	205.22	108,359	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	310	2001	332.31	103,015	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	150		30.04	4,506	KITCHEN	A				
				FLOOR COVER	6	OTHER	1.00		ODS	O	OUTDOOR SHOWER	1		2,668.60	2,669	BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00														
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2001 / 22		
																		COND	16 16 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	16	% GD	84
																		RCNLD	\$221,900		