Key: 1460

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.592

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARRIER PATRICIA A C/O CRAIG CARRIER 68 BAY STATE ROAD ARLINGTON, MA 02474	90-176-0	45 FOX MEADOW DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARRIER PATRICIA A	12/10/1996	DC		(40052)
CARRIER RAYMOND E & PATRI	05/22/1967	XX		(40052)

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	%
772	10/10/2012	7	ALTERATIONS	4,205	02/12/2013	SF	100	100
563	10/11/2011	7	ALTERATIONS	2,000	03/13/2012	MR	100	100
274	04/24/2007	7	ALTERATIONS	6,108	09/17/2008	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	20,710	13 1.00	13K 1.00	A 1.00	252,080	2.15	A 1.00	R04 1.15			258,080

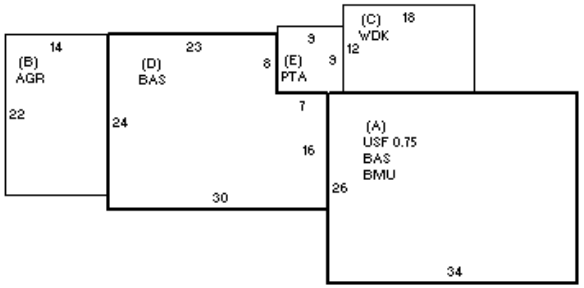
TOTAL	20,710 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FOX MEADOW				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	258,100	243,500
BUILDING	408,400	385,700
DETACHED	0	0
OTHER	0	0
TOTAL	**666,500**	**629,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/14/2019	NF
LIST	3/22/2007	JH
REVIEW	1/7/2020	MR

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	2,211	DETAIL ADJ	1.000
$NLA(RCN)	$276	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		60.18	53,199
A	USF	L	UPPER STORY FIN	663	1963	187.52	124,329
B	AGR	N	ATT GARAGE	308		43.08	13,269
C	WDK	N	WOOD DECK	216		39.98	8,636
+	BAS	L	BASE AREA	1,548	1963	246.40	381,429
E	PTA	N	PATIO	81		18.65	1,511
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	MST	O	MAS/METAL STACK	1		5,127.50	5,128
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	609,600

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

EFF.YR/AGE	1967 / 56		
COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67
RCNLD	$408,400		