

Key: 165

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 176

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CASH EDDY JODIE A TRUSTEE ETAL C/O KINSALE COTTAGE LLC 68 CONIFER HILL PLYMOUTH, MA 02360				50-11-0				23 FRANKLIN CARTWAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KINSALE COTTAGE LLC				02/02/2024	G	1 36207-148		
				KINSALE COTTAGE LLC				01/24/2024	B	1 36193-196		
CASH EDDY JODIE A TRUSTEE				11/20/2023	G	20,284 36096-277						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,685 2	1.00 A	1.00 A	1.00	1,025,856	9.81	10	0.90	BGD	5.20	851,210

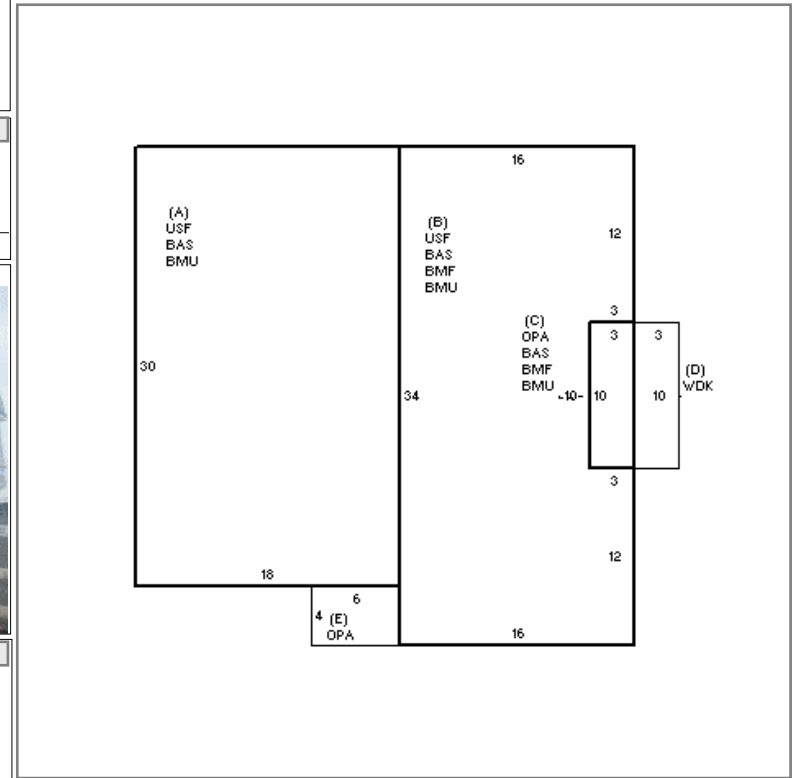
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-514	06/11/2024	9	HVAC	48,277				0 0
23-1194	11/30/2023	1	NEW CONSTRUC	780,000	04/17/2024	NF	35	55
2025-4	11/20/2023	13	SPLIT/SUB/LA		01/24/2024	JMG	100	100
23-1180	11/16/2023	6	DEMO	12,000	04/17/2024	NF	100	100
493	06/06/2022	7	ALTERATIONS	4,211	02/17/2023	TCK	100	100

TOTAL	3,685 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE FY25 Now Lot 1B on Plan Bk 701 Pg 22; ADJ FOR SIZE				LAND	851,200	493,700
St Ind	AVERAGE		BUILDING	272,500	96,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,123,700	590,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF= REC RM (EST)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2024	NF
MODEL	1		RESIDENTIAL	LIST	4/17/2024	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,138	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$364	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	11	\$19,520		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	50	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,084		77.07	83,546
+	BAS	L	BASE AREA	1,084	2023	356.66	386,620
+	USF	L	UPPER STORY FIN	1,054	2023	240.71	253,709
+	BMF	N	BSMT FINISH	544		55.06	29,951
+	OPA	N	OPEN PORCH	54		68.25	3,686
D	WDK	N	WOOD DECK	30		53.51	1,605

TOTAL RCN	778,636
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 2023 / 0	
COND	0 0 %
FUNC	65 UC
ECON	0
DEPR	65 % GD 35
RCNLD	\$272,500