

Key: 180

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 191

LEGAL AND

CURRENT OWNER					PARCEL ID					LOCATION					
TROUTMAN COURTLAND & DANKEL TERESA 50 PARKER STREET LEXINGTON, MA 02421					49-91-0					18 BYFIELD CARTWAY					
					TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)					
					TROUTMAN COURTLAND & DANK		02/01/2019	F	10 31814-323						
TROUTMAN COURTLAND J W TR		12/17/2018	F	10 31733-181											
TROUTMAN COURTLAND J W &		01/24/2014	QS	593,000	27952-162										
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	39,700	2 1.00	A 1.00	A 1.00	767,200	1.32	A 1.00	BAV 3.50			924,220			

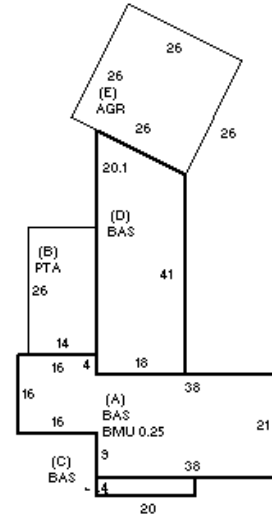
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
63	02/01/2016	7	ALTERATIONS	5,800	01/27/2017	NF	100	100	
437	07/19/2001	7	ALTERATIONS	3,000			100	100	
		7	ALTERATIONS				100	100	

TOTAL		39,700 SF				ZONING	RM	FRNT	0			ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE						LAND	924,200	871,900				
St Ind	AVERAGE							BUILDING	309,600	292,300				
Infl	AVERAGE							DETACHED	0	0				
							OTHER	0	0					
							TOTAL	1,233,800	1,164,200					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
GENERATOR		



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/21/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/14/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,953	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	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	BMU	N	BSMT UNFINISHED	264		66.85	17,648
EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	364		13.51	4,919
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,953	1940	226.78	442,901
ROOF COVER	1	ASPH/CMP SH	1.00	E	AGR	N	ATT GARAGE	676		37.07	25,057
FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	2		7,636.50	15,273
INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN		516,013	
CONDITION ELEM		CD	
EXTERIOR		A	
INTERIOR		A	
KITCHEN		A	
BATHS		A	
HEAT/ELEC		A	
EFF.YR/AGE	1940 / 83		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD	\$309,600		

DETACHED

BUILDING