

Key: 181

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 192

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MCCARTHY SEAN MICHAEL TRUSTEE & MCCARTHY CHRISTINE RYAN TRUSTEE		49-86-0		84 BYFIELD CARTWAY	
84 BYFIELD CARTWAY BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	22,200	2	1.00	A
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
876,800	2.04	A	1.00	BA+	4.00
					ADJ VALUE
					909,360


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 %
781	08/24/2021	7	ALTERATIONS	2,415	04/27/2022	TCK	100 100
131	02/11/2021	7	ALTERATIONS	73,400	04/27/2022	TCK	100 100
569	09/01/2020	3	OUT BUILDING	8,000	12/15/2020	NF	100 100
346	05/01/2017	7	ALTERATIONS	9,500	06/26/2017	NF	100 100
319	04/26/2017	7	ALTERATIONS	1,000	06/26/2017	NF	100 100

LAND

TOTAL	22,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE Land Shown as Thomas J Cannon etal Plan Bk 138 Pg 23	LAND		909,400	857,900		
St Ind	AVERAGE		BUILDING		964,700	921,100		
Infl	AVERAGE		DETACHED		4,000	3,900		
		OTHER		0	0			
		TOTAL		1,878,100	1,782,900			

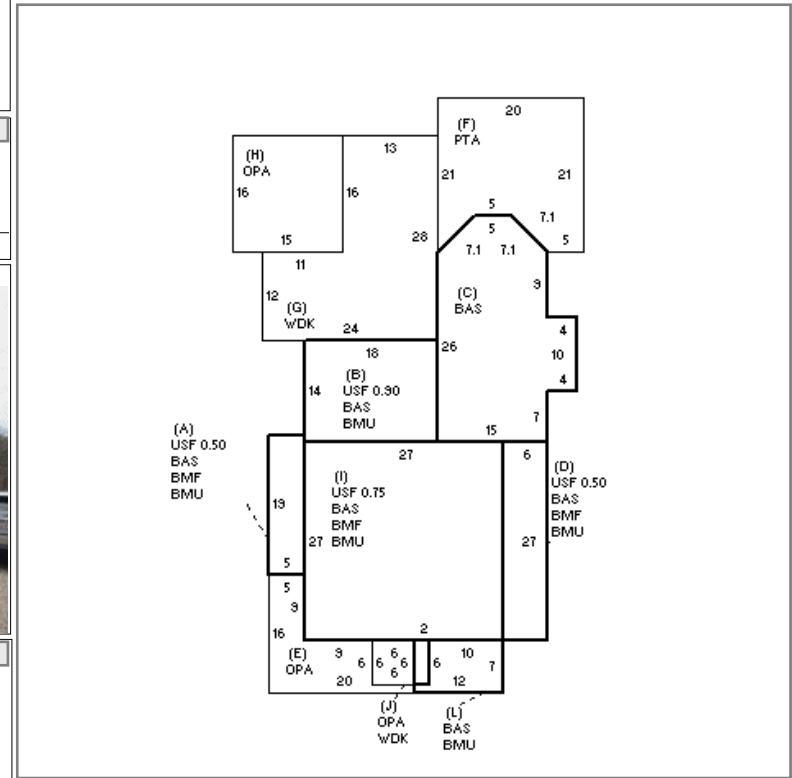
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	01 1.00 12X16	2020	192	20.77	4,000	04/27/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/21/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/4/2022	MR
QUALITY	G	1.30	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	BMF=FAM RM/BATH (ESTIMATED)		



G

YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,037,357			
NET AREA	2,704	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,322		73.43	97,076	CONDITION ELEM	CD			
\$NLA(RCN)	\$384	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	986		48.11	47,435	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,322	2002	313.12	413,947	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	902	2002	245.91	221,809	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	480	2016	313.12	150,299	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	425		67.57	28,716	HEAT/ELEC	A			
				HEATING/COOL	9	WARM/CL AIR	1.03	F	PTA	N	PATIO	370		18.27	6,758					
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	544		52.97	28,818					
													F21	O	FPL 2S 1OP	1	13,717.60	13,718		
													GEN	O	GENERATOR	1	0.00			
													GFP	O	GAS FIREPLACE	1	4,224.30	4,224		
													ODS	O	OUTDOOR SHOWER	1	3,263.50	3,264		
													EFF.YR/AGE		2016 / 7					
													COND	7.7 %						
													FUNC	0						
													ECON	0						
													DEPR	7 % GD		93				
													RCNLD			\$964,700				