

Key: 182

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 193

LEGAL

LAND

DETACHED

BUILDING

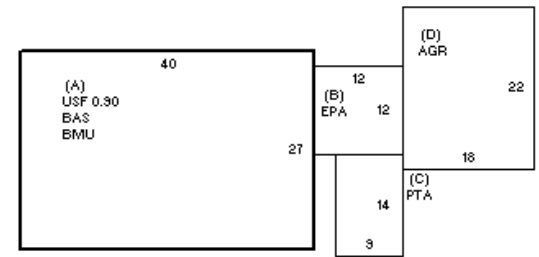
CURRENT OWNER				PARCEL ID				LOCATION			
MCKITTRICK NEIL V & HOFFMAN KAREN 42 WILLSHIRE PARK NEEDHAM, MA 02492				49-85-0				92 BYFIELD CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKITTRICK NEIL V & HOFFM				11/18/2022	QS	1,700,000	35493-146				
DAVIDSON PHILIP B				08/01/2019	H		32195-279				
KERRIVAN PHILIP MARTIN (E				01/09/2018	DC		31011-314				

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	%
NP	11/18/2022	16	MLS REVIEW	1,700,000	07/13/2023	JMG	100	100
		12	CYCLICAL NON		08/21/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	2	1.00	A	1.00	A	1.00	876,800	1.00	A	1.00	BA+	4.00		1,213,390
300	A	0.400	2	1.00	A	1.00	A	1.00	48,000	1.00	A	1.00	BA+	4.00		19,200

TOTAL	1.777 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2		NOTE FY21 Adjust SF per Plan Bk 200 Pg 61			LAND		1,232,600	1,162,800	
St Ind	AVERAGE			BUILDING		446,100	427,400			
Infl	AVERAGE			DETACHED		900	900			
				OTHER		0	0			
						TOTAL		1,679,600	1,591,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X10		60	22.01	900



BLDG COMMENTS
Back of house faces Byfield Ctwy.

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/1/2018	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/17/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,052	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		65.21	70,432
\$NLA(RCN)	\$320	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,080	1966	301.79	325,933
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	972	1966	210.18	204,293
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	144		92.98	13,389
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	126		18.36	2,314
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	396		47.79	18,925
				HEATING/COOL	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		11,724.40	11,724	
				FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1		0.00		

TOTAL RCN	656,018	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1969 / 54		
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$446,100	