

Key: 232

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 245

LEGAL

LAND

DETACHED

BUILDING

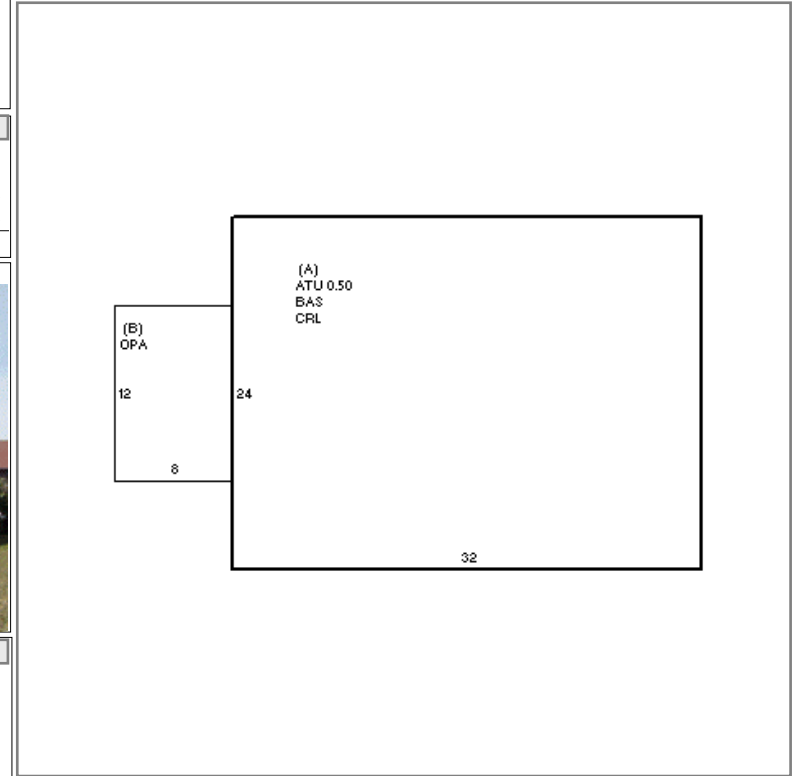
CURRENT OWNER		PARCEL ID	LOCATION			
FRIAR RONALD E 147K CADMANS NECK SOUTH WESTPORT, MA 02790		49-67-0	41 GEORGE PORTER CARTWAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FRIAR RONALD E		11/03/1971	XX		1550-288	

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 %

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,108	2	1.00	A	1.00	A	1.00	728,840	3.65	5	0.95	R12	3.50		679,140

TOTAL	11,108 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE 5% TOPO FOR ACCESS VIA ROW	LAND	679,100	512,600			
St Ind	AVERAGE		BUILDING	149,800	141,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	828,900	654,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2018	NF
MODEL	1		RESIDENTIAL	LIST	11/7/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	249,599
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	768		24.62	18,910		
\$NLA(RCN)	\$325	OVERALL	0.870	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1950	253.06	194,348		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	384		46.46	17,840		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	96		43.50	4,176		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,831.40	8,831		
				INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		2,101.10	2,101		
				HEATING/COOL	13	NONE	0.90										
				FUEL SOURCE	8	NONE	0.95										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1950 / 73
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$149,800