

Key: 2397

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.552

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|--|
| TWOMEY CARL & JANET & JEAN 46 LAKVIEW TERRACE ASHLAND, MA 01721 | | | | 5-60-0 | | | | 64 CARRIAGE DRIVE | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| TWOMEY CARL & JANET & JEA | | | | 03/03/2006 | QS | 315,000 | 20790-179 | | | | | |
| WRIGHT KEVIN W & MELANIE | | | | 11/18/1999 | QS | 125,000 | 12672-197 | | | | | |
| LYONS GENEVIEVE R | | | | 06/15/1973 | XX | 1879-133 | | | | | | |

| 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 | % |
| 960 | 10/20/2016 | 7 | ALTERATIONS | 8,000 | 03/01/2017 | NF | 100 | 100 |
| 375 | 07/12/2005 | 2 | ADD | 6,000 | 04/18/2006 | JB | 100 | 100 |
| 760 | 12/14/2004 | 7 | ALTERATIONS | 4,000 | 03/20/2009 | JH | 100 | 100 |

LAND

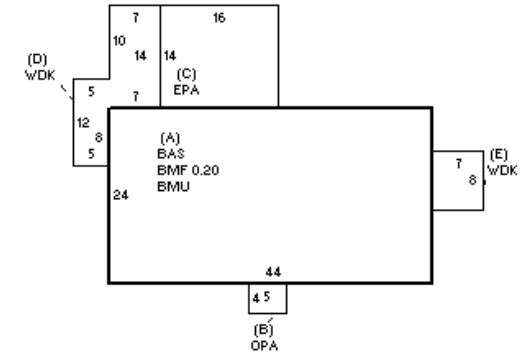
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 16,280 | 12 | 1.00 | 12L 1.00 A 1.00 | 219,200 | 2.63 | A 1.00 | R03 | 1.00 | | 215,180 |

| | | | | | | | | |
|-------|-----------|--------|----|------|---|----------|---------|----------|
| TOTAL | 16,291 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|----|------|---|----------|---------|----------|

| | | | | | |
|--------|------------|------|----------|---------|---------|
| Nbhd | NBHD 12 | NOTE | LAND | 215,200 | 203,000 |
| St Ind | BRIDLEPATH | | BUILDING | 277,000 | 261,700 |
| Infl | AVERAGE | | DETACHED | 300 | 300 |
| | | | OTHER | 0 | 0 |
| | | | TOTAL | 492,500 | 465,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHM | A | 1.00 50 0.50 | | | 36 | 16.72 | 300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/18/2006 | JB |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/18/2006 | JB |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/6/2017 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 390,128 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,056 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,056 | | 56.46 | 59,625 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$369 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 211 | | 40.34 | 8,511 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,056 | 1973 | 261.29 | 275,922 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | OPA | N | OPEN PORCH | 20 | | 50.00 | 1,000 | KITCHEN | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | EPA | N | ENCLOSED PORCH | 224 | | 72.45 | 16,229 | BATHS | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 214 | | 39.20 | 8,389 | HEAT/ELEC | | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1975 / 48 |
| | | | | | | | | | | | | | | | | | | COND | 29 29 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 29 % GD 71 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$277,000 |