Key: 2399

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,554

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARKER CYNTHIA 10 LARCHMONT ROAD SALEM, MA 01970	5-58-0	86 CARRIAGE DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PARKER CYNTHIA	02/20/2019	J	180,000	()
ROY RUSSELL F & ROY CHRIS	09/21/2017	A		()
ROY RUSSELL F CO-TRUSTEE	09/21/2017	A		30779-66

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

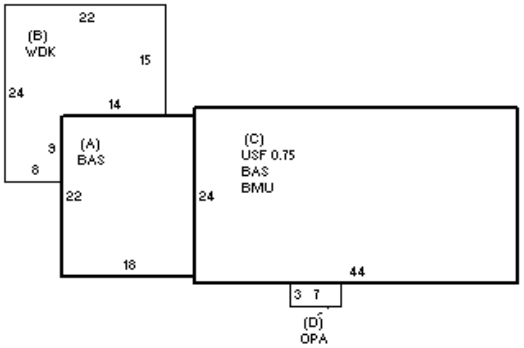
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
590	10/03/1994	5	OTHER	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,044	12 1.00	12L 1.00	A 1.00	219,200	2.53	A 1.00	R03 1.00			216,860

TOTAL	17,044 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	BRIDLEPATH				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	216,900	204,600
BUILDING	423,500	399,900
DETACHED	0	0
OTHER	0	0
TOTAL	**640,400**	**604,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/07/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/7/2018	NF
LIST	2/7/2018	EST
REVIEW	12/17/2019	MR

BLDG COMMENTS
GENERATOR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,244	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,452	1973	246.40	357,775
B	WDK	N	WOOD DECK	402		39.98	16,073
C	BMU	N	BSMT UNFINISHED	1,056		57.59	60,818
C	USF	L	UPPER STORY FIN	792	1973	187.53	148,520
D	OPA	N	OPEN PORCH	21		51.00	1,071
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	605,030
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$423,500