

Key: 244

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 256

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOLAN ROBERT J SR TRUSTEE				50-12-0				33 FRANKLIN CARTWAY			
DOLAN CHERYL M TRUSTEE				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
PO BOX 1722				DOLAN ROBERT J SR TRUSTEE				11/26/2021 F 1 34696-239			
ORLEANS, MA 02653				DOLAN ROBERT J & CHERYL				11/10/2016 O 3,300,000 30077-272			
				OSBORN DANA WORDSWORTH TR				07/08/2016 F 1 29785-196			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-856	07/27/2023	7	ALTERATIONS	20,000	04/17/2024	NF	100	100
3	01/05/2021	7	ALTERATIONS	1,000	04/27/2022	TCK	100	100
452	07/27/2020	2	ADD	90,000	04/27/2022	TCK	100	100
SS19-13		13	SPLIT/SUB/LA		08/22/2018		100	100
825	09/15/2017	7	ALTERATIONS	53,514	06/20/2019	NF	100	100

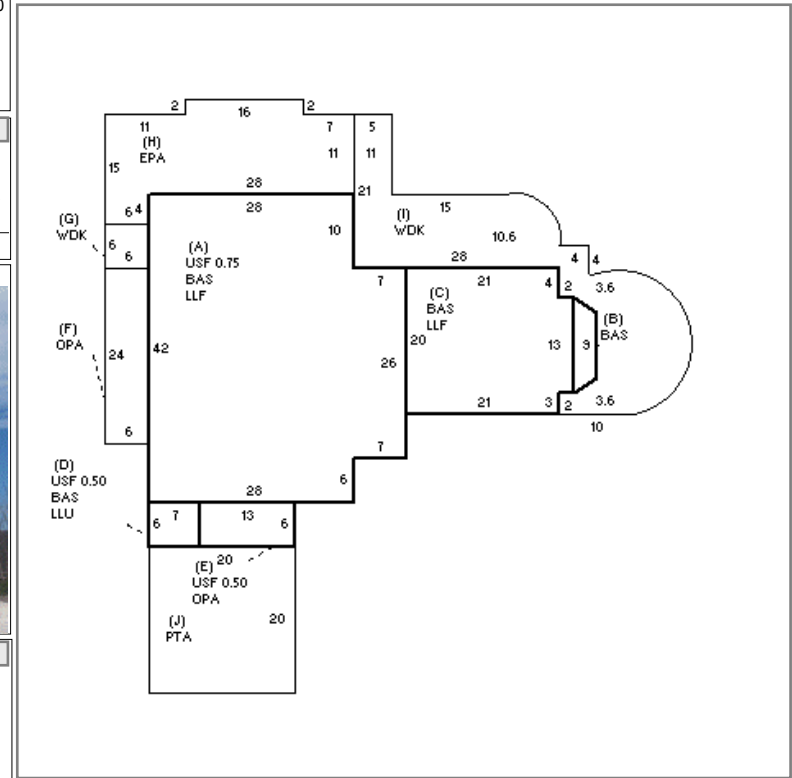
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	2	1.00	A	1.00	A	1.00	BEX	10.00		3,033,470
300	A	0.474	2	1.00	A	1.00	A	1.00	BEX	10.00		56,880

TOTAL	1.851 Acres			ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2			N O T E	FY25 ANR 2023-07 - Now Lot 2B Plan Bk 701 Pg 22 and Deed Bk 36096 Pg 277; FY19 Combine w/ M50 P88 per plan bk 524 pg18	LAND	3,090,400	2,914,500		
St Ind	AVERAGE					BUILDING	1,861,800	1,777,300		
Infl	AVERAGE					DETACHED	3,200	3,100		
						OTHER	167,200	159,600		
						TOTAL	5,122,600	4,854,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	12 X 16	2001	192	20.77
							3,200



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2018	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/16/2024	EMZ
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,919,331							
NET AREA	4,762	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,804	2000	230.56	415,923	CONDITION ELEM	CD							
\$NLA(RCN)	\$403	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,433	2000	471.99	676,366	EXTERIOR	G							
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,079	2000	359.21	387,590	INTERIOR	V							
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	446	2000	471.99	210,510	KITCHEN	V							
				FLOOR COVER	1	HARDWOOD	1.00	D	LLU	N	LOWER LEVEL UNF	42		194.49	8,168	BATHS	V							
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	222		101.85	22,611	HEAT/ELEC	A							
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	WDK	N	WOOD DECK	633		79.85	50,546									
				FUEL SOURCE	2	GAS	1.00	H	EPA	N	ENCLOSED PORCH	430		131.18	56,409									
													J	PTA	N	PATIO	400		27.53	11,012				
													F21	O	FPL 2S 1OP	1		20,677.60	20,678					
													GEN	O	GENERATOR	1		0.00						
													ODS	O	OUTDOOR SHOWER	1		4,919.40	4,919					
																	EFF.YR/AGE	2020 / 3						
																	COND	3 3 %						
																	FUNC	0						
																	ECON	0						
																	DEPR	3 % GD		97				
																	RCNLD			\$1,861,800				

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BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
DOLAN ROBERT J SR TRUSTEE DOLAN CHERYL M TRUSTEE PO BOX 1722 ORLEANS, MA 02653		50-12-0	33 FRANKLIN CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

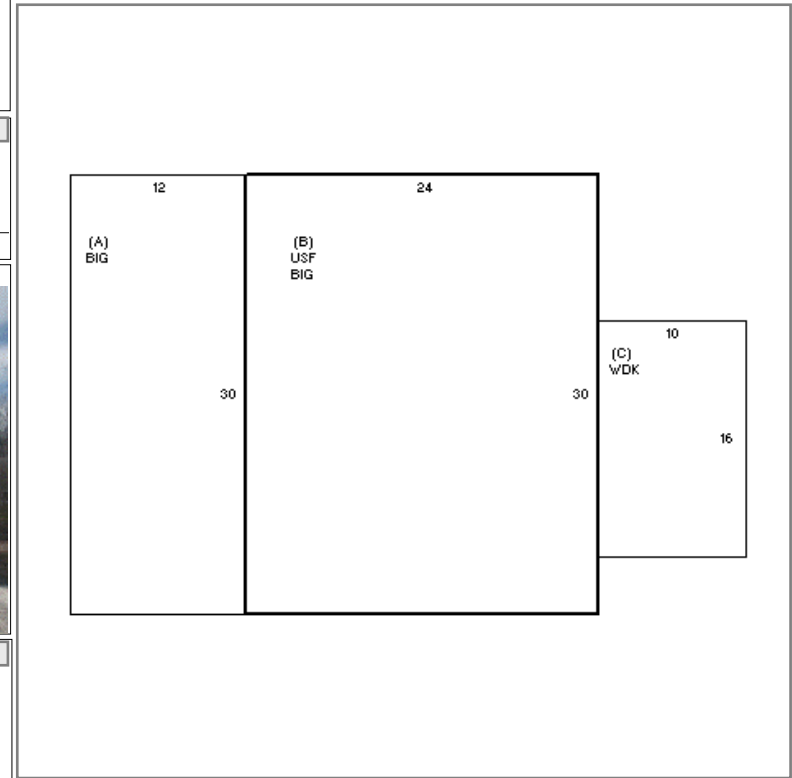
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd St Ind Infl	NOTE		LAND BUILDING DETACHED OTHER TOTAL	167,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	12/15/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/15/2020	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172,390	
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	360		46.72	16,819	CONDITION ELEM	CD	
\$NLA(RCN)	\$239	OVERALL	0.880	EXT COVER	1	WD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	720		41.85	30,133	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	720	2020	161.79	116,487	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	160		34.50	5,519	KITCHEN	A	
				FLOOR COVER	6	OTHER	1.00		GEN	O	GENERATOR	1		0.00		BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		1	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$3,432															
GARAGE SPACES		3	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2020 / 3																
COND		3	3%															
FUNC		0																
ECON		0																
DEPR		3	% GD	97														
RCNLD				\$167,200														