

Key: 2764

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.930

LEGAL

LAND

DETACHED

BUILDING

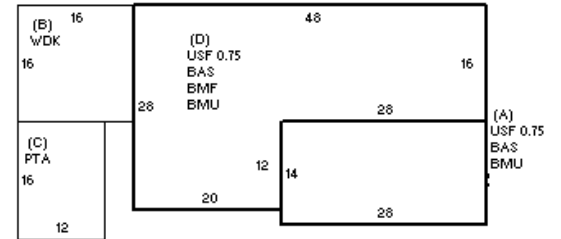
CURRENT OWNER		PARCEL ID	LOCATION			
CASWELL CHESTER F III CASWELL CURTIS F 86 FORTUNES FURROW WAY BREWSTER, MA 02631		47-74-0	86 FORTUNES FURROW WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CASWELL CHESTER F III		12/09/2021	A	1 34734-4		
CASWELL SYLVIA V		06/12/1990	A	100 7190-86		

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		12	CYCLICAL NON		12/05/2007	REO	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,455	12 1.00	12T 1.00	A 1.00	230,160	1.30	A 1.00	R04	1.05		278,860

TOTAL	40,455 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	278,900	263,100			
St Ind	FORTUNES FURROW		BUILDING	630,100	594,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	909,000	858,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/12/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/7/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,450	DETAIL ADJ	1.000
\$NLA(RCN)	\$343	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$11,248
GARAGE SPACES		1	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	2	HIP	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,400		67.16	94,029
+	BAS	L	BASE AREA	1,400	1983	304.67	426,544
+	USF	L	UPPER STORY FIN	1,050	1983	217.96	228,859
B	WDK	N	WOOD DECK	256		48.45	12,403
C	PTA	N	PATIO	192		18.67	3,584
D	BMF	N	BSMT FINISH	1,008		42.11	42,447
	BMG	O	BSMT GARAGE	1		5,496.50	5,497
	F21	O	FPL 2S 1OP	1		12,546.60	12,547
	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN	840,141
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$630,100