Key: 4555

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,766

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARVER LYNN 106 HENRYS ROAD BREWSTER, MA 02631	101-93-0	106 HENRYS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARVER LYNN	12/16/2002	N		16082-024
WELCH LYNN CARVER	01/22/1988	XX		6109-314

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

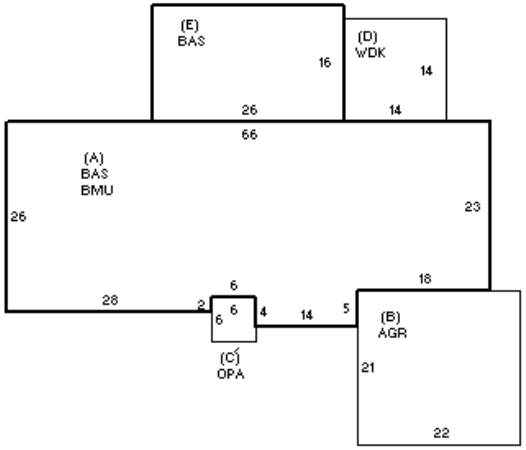
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
792	08/31/2016	7	ALTERATIONS	5,632	02/24/2017	NF	100	100
		12	CYCLICAL NON		04/04/2013	SF	100	100
322	05/09/2012	7	ALTERATIONS	8,026	02/12/2013	MR	100	100
146	03/05/2012	7	ALTERATIONS	1,645	02/12/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,083	13 1.00	A 1.00	A 1.00	219,200	1.70	A 1.00	R02 1.00			239,960

TOTAL	28,083 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	240,000	226,400
BUILDING	448,500	423,400
DETACHED	0	0
OTHER	0	0
TOTAL	**688,500**	**649,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/02/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/2/2020	TCK
LIST	4/4/2013	SF
REVIEW	2/8/2021	MR

BLDG COMMENTS
21 SOLAR PANELS
INFO @ DOOR (12/02/20)

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	2,094	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,408
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	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,678		55.14	92,530
B	AGR	N	ATT GARAGE	462		42.74	19,748
C	OPA	N	OPEN PORCH	36		53.90	1,940
D	WDK	N	WOOD DECK	196		42.26	8,282
+	BAS	L	BASE AREA	2,094	1975	239.15	500,789

TOTAL RCN 631,698

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1975 / 48

COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71

RCNLD $448,500