

Key: 50

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 52

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COSGROVE THOMAS J & FALKENSTERN JANE E TRUSTEES 43 ARNOLDS CARTWAY BREWSTER, MA 02631				38-67-0				43 ARNOLDS CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSGROVE THOMAS J & FALKE				06/25/2020	F	1 (222806)					
COSGROVE THOMAS J &				04/03/1998	QS	100,000 (148009)					
AHLBORG JUDITH E ETAL				10/26/1989	XX	N/A-N/A					

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	%
23-542	05/03/2023	77	SOLAR PANELS	37,000	04/17/2024	NF	100	100
882	11/02/2017	7	ALTERATIONS	40,000	06/20/2019	NF	100	100
844	09/16/2016	7	ALTERATIONS	34,308	01/27/2017	NF	100	100
934	10/30/2013	2	ADD		08/06/2014	RJM	100	100
934	10/29/2013	1	NEW CONSTRUC	48,000	08/06/2014	RM	100	100

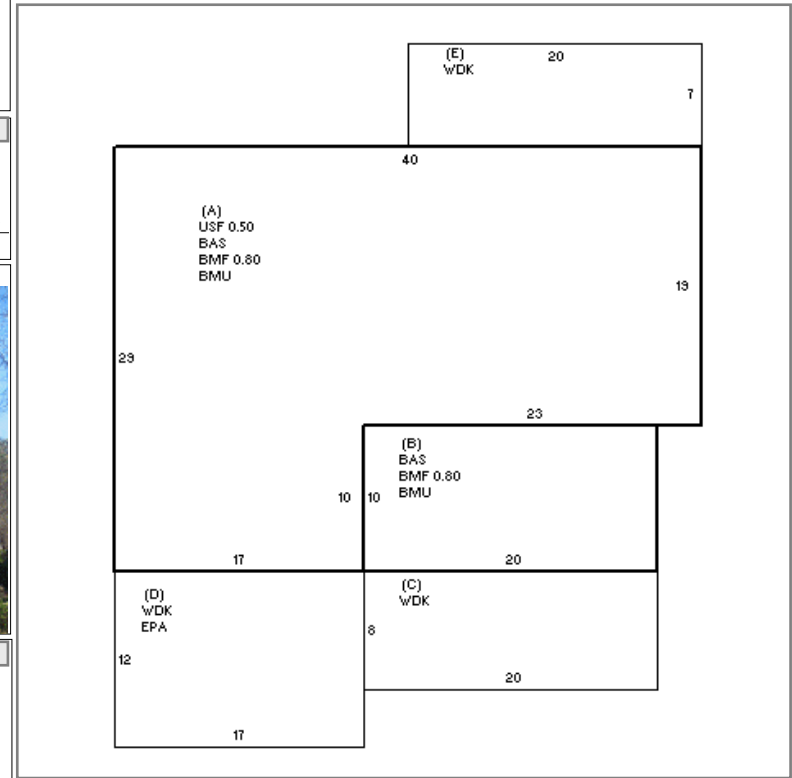
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,920	2	1.00	A	1.00	A	1.00	767,200	2.06	A	1.00	BAV	3.50			793,480

TOTAL	21,920 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	793,500	748,600
St Ind	AVERAGE		BUILDING	589,500	563,300			
Infl	AVERAGE		DETACHED	23,300	23,100			
			OTHER	0	0			
						TOTAL	1,406,300	1,335,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	10 0.90 20X24	2013	480	53.88	23,300



BLDG COMMENTS
 BMF=REC RM (PER PLANS 2017)
 16 SOLAR PANELS
 GENERATOR
 ROOF COVER=METAL



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	1,595	DETAIL ADJ	1.000
\$NLA(RCN)	\$440	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$10,444
GARAGE SPACES		0	1.00
% BSMT FIN		80	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,130		75.60	85,432
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	904		47.67	43,092
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	930	2002	339.96	316,167
ROOF COVER	9	OTHER	1.00	A	USF	L	UPPER STORY FIN	465	2002	248.69	115,639
FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	200	2002	339.97	67,993
INT FINISH	3	WD PANEL	1.00	+	WDK	N	WOOD DECK	504		52.49	26,455
HEATING/COOL	15	HTWT+DCTLS AC	1.01	D	EPA	N	ENCLOSED PORCH	204		97.01	19,790
FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		13,592.20	13,592
				ODS	O		OUTDOOR SHOWER	1		3,233.70	3,234

TOTAL RCN	701,838
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2002 / 21
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$589,500