Key: 56

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 60

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RICHARDS STEPHEN C & RICHARDS CHRISTINE A 36 ARNOLDS CARTWAY BREWSTER, MA 02631	38-69-0	36 ARNOLDS CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RICHARDS STEPHEN C &	03/26/2004	QS	834,000	(172487)
ANDERSON ROSS W	09/03/2002	QS	518,000	(166447)
DI DOMENICO JOSEPH & PATR	12/31/1986		165,000	(109662)

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

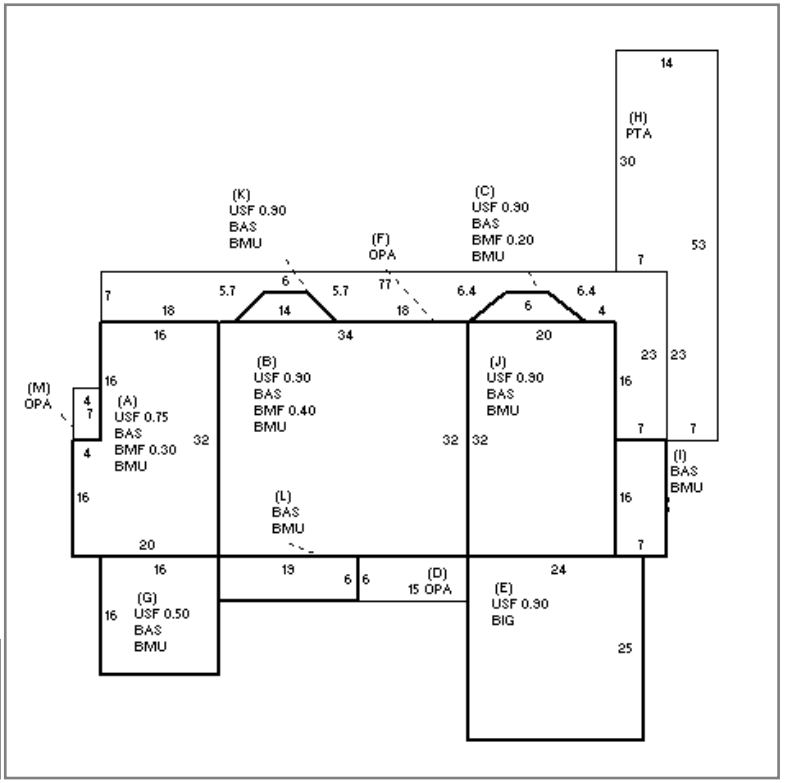
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
640	07/15/2021	7	ALTERATIONS	10,000	04/27/2022	TCK	100	100
981	06/25/2016	7	ALTERATIONS		05/16/2016	WFF	100	100
684	08/29/2014	6	DEMO	35,000	06/16/2015	MW	100	100
594	07/29/2014	1	NEW CONSTRUC	1,800,000	05/16/2016	WFF	100	100
594	07/28/2014	1	NEW CONSTRUC		06/16/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,690	2 1.00	A 1.00	A 1.00	767,200	1.40	A 1.00	BAV 3.50			902,360

TOTAL	36,690 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	902,400	851,300
BUILDING	2,044,600	1,953,200
DETACHED	2,500	2,500
OTHER	0	0
TOTAL	**2,949,500**	**2,807,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	01 1.00	8X12	2007	96	26.41	2,500

PHOTO 03/26/2018

BLDG COMMENTS

BMF=EXERCISE RM/OFFICE/HALF BATH (PER OWNER 4/27/22)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	V	1.65	VERY GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/26/2018	NF
LIST	6/25/2016	WFF
REVIEW	5/4/2022	MR

YEAR BLT	2014	SIZE ADJ	0.970
NET AREA	5,601	DETAIL ADJ	1.000
$NLA(RCN)	$401	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	5	1.00
FIXTURES	25	$58,451
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,870		80.08	229,825
+	BMF	N	BSMT FINISH	617		65.58	40,465
+	BAS	L	BASE AREA	2,870	2014	387.03	1,110,769
+	USF	L	UPPER STORY FIN	2,731	2014	242.18	661,406
+	OPA	N	OPEN PORCH	685		87.23	59,751
E	BIG	N	BUILT-IN GARAGE	600		84.90	50,937
H	PTA	N	PATIO	581		20.80	12,086
	F21	O	FPL 2S 1OP	1		17,708.90	17,709
	GFP	O	GAS FIREPLACE	1		5,453.40	5,453

TOTAL RCN	2,246,852

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

EFF.YR/AGE	2014 / 9		
COND	9 9 %		
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD	$2,044,600		