

Key: 6227

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.460

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
JOHNSON CAROLE A 40 MARY AUSTIN CARTWAY BREWSTER, MA 02631		4-43-0		40 MARY AUSTIN CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON CAROLE A		08/23/1988	XX		6405-349

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 %
125	10/13/2022	30	ABATEMENT RE		10/13/2022	JMG	100 100
996	02/24/2014	7	ALTERATIONS	1,500	06/29/2015	MW	100 100
NP	11/19/2013	2	ADD	3,805	08/12/2014	RJM	100 100
270	05/21/2004	12	CYCLICAL NON		02/29/2008	JH	100 100
		3	OUT BUILDING	1,948			100 100

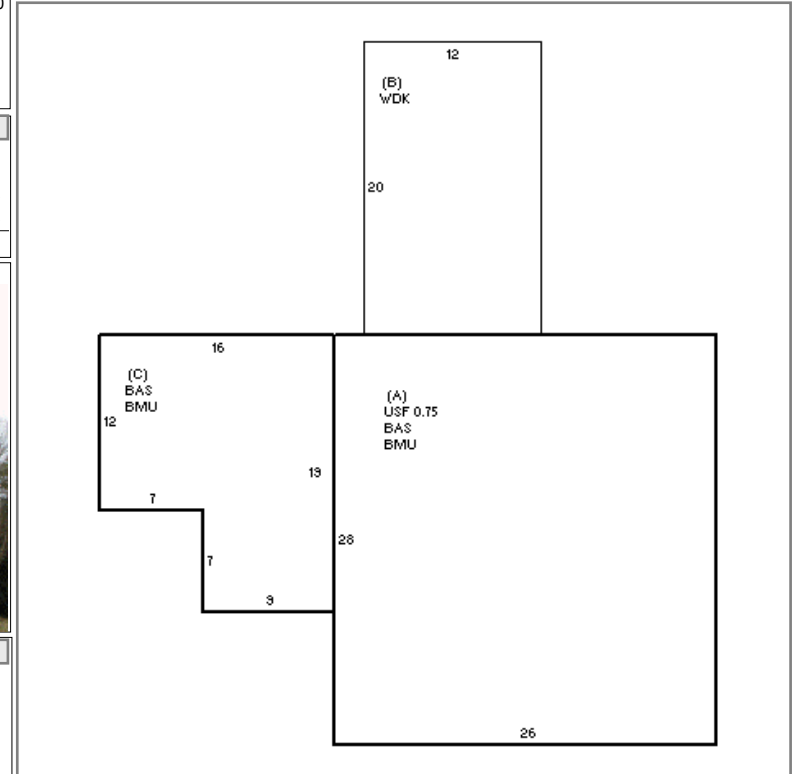
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	175,360	1.00	20 0.80	RM3 1.00			242,680
300	A	0.846	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	RM3 1.00			10,150

TOTAL	2.223 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	252,800	238,500
St Ind	AVERAGE		LAND	370,200	349,600			
Infl	AVERAGE		BUILDING	5,600	5,600			
			DETACHED	0	0			
					OTHER	0	0	
					TOTAL	628,600	593,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12	2004	96	22.01	1,300
CPD	A	1.00	10 0.90 18X25	2013	450	10.62	4,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2022	JMG
MODEL	1		RESIDENTIAL	LIST	10/13/2022	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	10/13/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,529	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
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	983		61.95	60,897
+	BAS	L	BASE AREA	983	1989	279.53	274,779
A	USF	L	UPPER STORY FIN	546	1989	195.01	106,475
B	WDK	N	WOOD DECK	240		41.16	9,878
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	462,755
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$370,200