

Key: 6552

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.781

LEG  
AL  
LAND

CURRENT OWNER										PARCEL ID				LOCATION			
SAWYER RICHARD C & SANDRA C 39 BLACK DUCK CARTWAY BREWSTER, MA 02631										10-60-0				39 BLACK DUCK CARTWAY			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
SAWYER RICHARD C & SANDRA RICHARD C & SANDRA C SAWY RICHARD C & SANDRA C SAWY										03/05/1990	H	1 (119912)					
										06/30/1989	QS	200,000		N/A-N/A			
										06/02/1989	QS	2,800		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	%
234	04/01/2014	7	ALTERATIONS	1,269	06/18/2015	MW	100	100
557	08/01/2012	7	ALTERATIONS	1,865	02/01/2013	SF	100	100
16	01/14/2009	2	ADD	32,000	05/04/2010	JH	100	100
NP		12	CYCLICAL NON		03/19/2008	JH	100	100

CD

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	416,480	1.00	A	1.00	PF4	1.90		576,360
300	A	0.163	12	1.00	A	1.00	A	1.00	22,800	1.00	A	1.00	PF4	1.90		3,720

TOTAL

TOTAL	1.540 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	580,100	547,300
St Ind	AVERAGE		BUILDING	248,500	237,800			
Infl	AVERAGE		DETACHED	6,000	5,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>834,600</b>	<b>791,000</b>

DETAILED

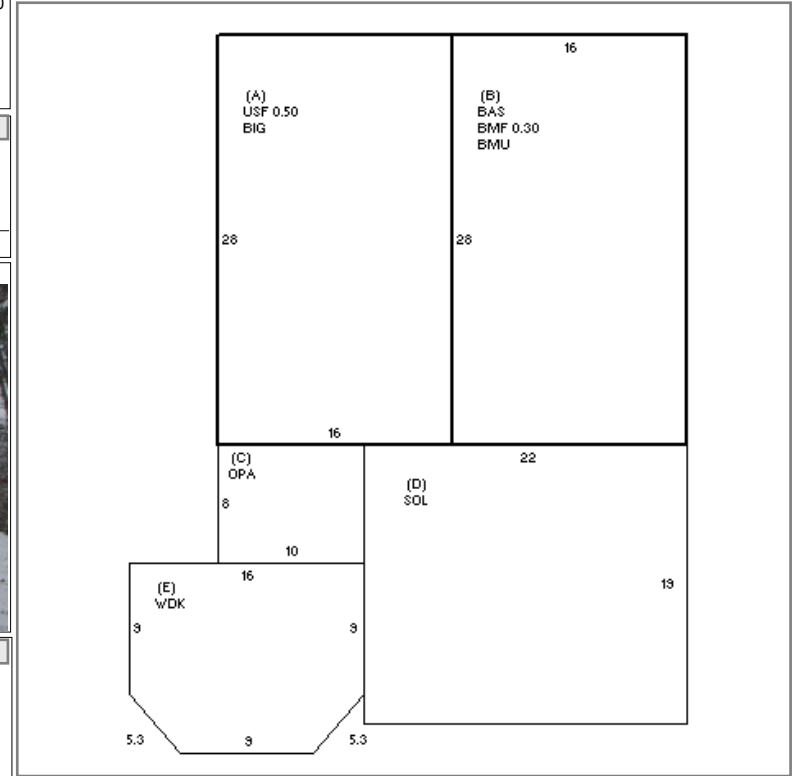
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	50 0.50	12X16	192	35.67	3,400
SHF	A	1.00	50 0.50	10X14	140	21.39	1,500
SHF	A	1.00	50 0.50	8X12	96	22.01	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/19/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=EXERCISE RM



LAND

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,614		
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	448		53.02	23,754	CONDITION ELEM	CD		
\$NLA(RCN)	\$468	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	224	1984	189.44	42,434	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	448		68.18	30,546	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	134		41.14	5,513	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	448	1984	306.74	137,422	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	80		51.00	4,080	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	SOL	N	SOLARIUM	418		118.42	49,501				
				FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	194		39.99	7,757				
																		EFF.YR/AGE	1991 / 32
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$248,500