

Key: 7815

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.043

LEGAL

LAND

DETACHED

BUILDING

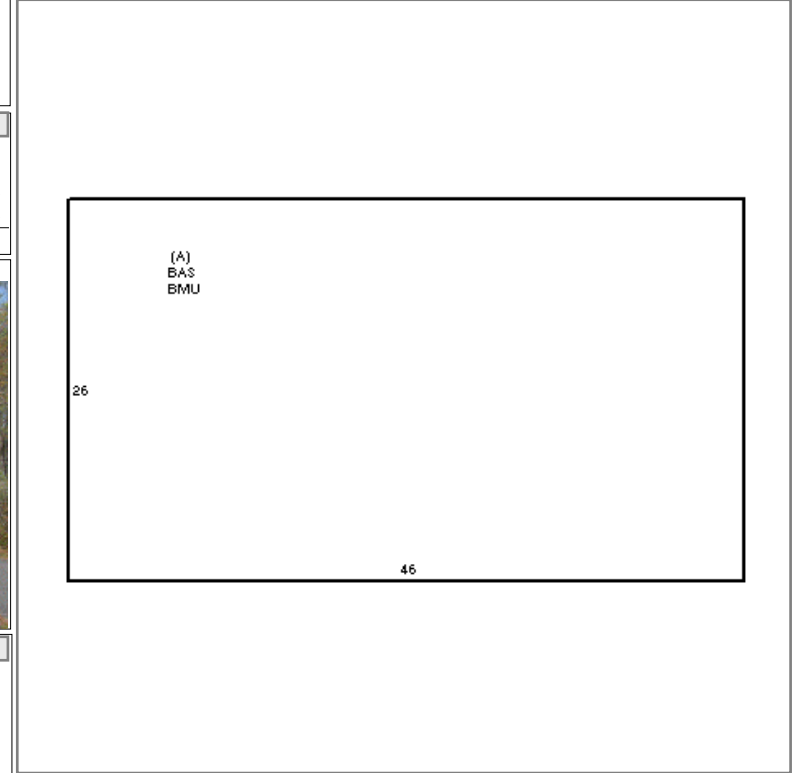
CURRENT OWNER				PARCEL ID				LOCATION			
CAREY III FRANCIS J 46 GREENLAND POND ROAD BREWSTER, MA 02631				94-32-0				46 GREENLAND POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAREY III FRANCIS J				05/21/2012	F	1	26345-241				
CAREY FRANCIS J III TRUS				08/10/2009	F	1	23953-308				
CAREY FRANCIS J JR				06/08/2009	DC		23778-48				

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	%
23-25	01/23/2023	7	ALTERATIONS	17,000	05/14/2024	TCK	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
		12	CYCLICAL NON		03/03/2004	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,500	17	1.00	A	1.00	A	1.00	252,080	2.26	A	1.00	R05	1.15			254,990

TOTAL	19,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	255,000	240,600
St Ind	AVERAGE		BUILDING	291,700	275,400			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						TOTAL	547,600	516,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	22.01	900



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	WFF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,196		58.16	69,556
\$NLA(RCN)	\$330	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,196	1969	261.51	312,768
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,866.10	7,866
				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	1	OIL	1.00								

TOTAL RCN	394,207	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			V
EFF.YR/AGE	1981 / 42		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			\$291,700