

Key: 816

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 836

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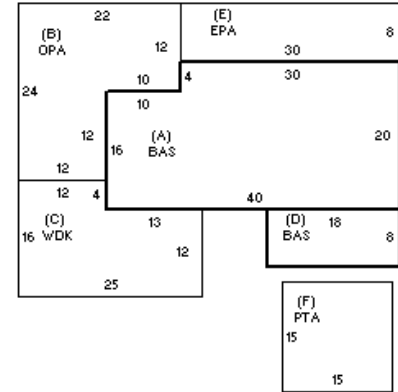
CURRENT OWNER		PARCEL ID		LOCATION	
DRISCOLL SHAWN F & MARY CARTEN 3 PARADISE ROAD MILTON, MA 02186		91-12-0		102 KINGFISHER CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DRISCOLL SHAWN F & MARY C		04/15/1986	XX	250,000	5024-138

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
331	11/01/2019	30	ABATEMENT RE		11/22/2019	JMG	100 100
658	04/23/2018	7	ALTERATIONS	8,000	06/27/2019	NF	100 100
36	11/15/2011	7	ALTERATIONS	25,000	02/04/2013	MR	100 100
704	01/18/2002	2	ADD	15,000	05/05/2003	TN	100 100
	11/19/2001	6	DEMO	1,000	05/05/2003	TN	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800 6	1.00	A	1.00	2,235,840	1.99	15	0.85	BSB	12.00	2,333,180

TOTAL	22,782 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	COMBINED WITH PARCEL 125 FOR F/Y 2003 -- PLAN BOOK 568/57; 18 Foot Right of Way			LAND	2,333,200	2,201,200
St Ind	AVERAGE		BUILDING	181,400	171,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	64,400	61,700			
TOTAL						2,579,000	2,434,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	11/22/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/22/2019	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2019	BOA
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	279,030																			
NET AREA	904	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	760	1955	237.20	180,273	CONDITION ELEM	CD																			
\$NLA(RCN)	\$309	OVERALL	0.990	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	408		44.55	18,176	EXTERIOR	A																			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	348		34.93	12,155	INTERIOR	A																			
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BAS	L	BASE AREA	144	2003	237.20	34,157	KITCHEN	A																			
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCLOSED PORCH	240		64.55	15,493	BATHS	A																			
				INT FINISH	3	WD PANEL	1.00	F	PTA	N	PATIO	225		12.75	2,869	HEAT/ELEC	A																			
				HEATING/COOL	8	HEAT PUMP	1.04	F11	O	FPL 1S 1OP	1		6,804.60	6,805																						
				FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	OUTDOOR SHOWER	1		2,151.80	2,152																						
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1963 / 60</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>35</td> <td>35 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>35</td> <td>% GD 65</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$181,400</td> </tr> </tbody> </table>															EFF.YR/AGE	1963 / 60		COND	35	35 %	FUNC	0		ECON	0		DEPR	35	% GD 65	RCNLD	\$181,400	
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LEGAL

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TRANSFER HISTORY	DOS	T SALE PRICE BK-PG (Cert)

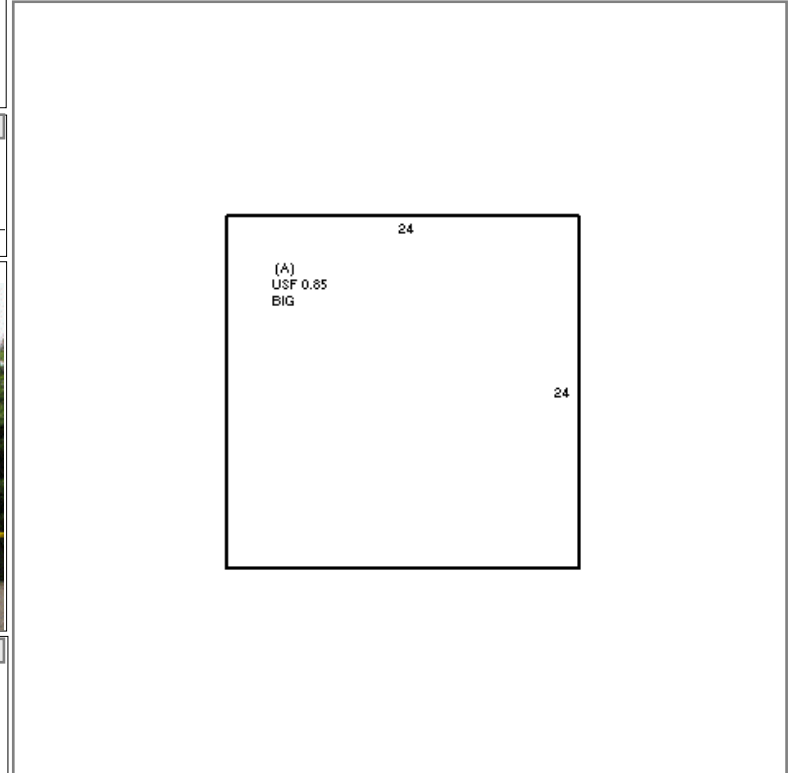
CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

DETAILED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER	64,400	
St Ind					
Infl					



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2019



BLDG COMMENTS
NO KITCHEN

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/22/2019	JMG
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	11/22/2019	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	490	DETAIL ADJ	1.000
\$NLA(RCN)	\$177	OVERALL	0.700
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		1	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		4	\$3,640
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		34.06	19,621
A	USF	L	UPPER STORY FIN	490	2002	130.01	63,704

TOTAL RCN	86,965
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2002 / 21
COND	16 16 %
FUNC	10 NO KITCHEN
ECON	0
DEPR	26 % GD 74
RCNLD	\$64,400